



Beautifully presented traditional terraced home

Good size rear garden with lawn and patio

Contemporary and modern breakfast kitchen

Ideal for first-time buyers

Countryside views to the front side and rear

Driveway offering off-road parking

Two spacious double bedrooms

Stylish modern shower room

Tastefully decorated throughout

Short drive to local amenities

Offered for sale with no forward chain, this beautifully presented traditional terrace home, is ideal for first-time buyers, couples or perhaps someone looking to downsize. Boasting a good size rear garden, with elevated patio area, lawn and driveway providing off-road parking. Located on a quiet terrace, between the towns of Cleator Moor and Frizington, the property enjoys a semi-rural feel, while being relatively close to local amenities, and within easy access to the neighbouring town of Whitehaven. The accommodation briefly comprises; entrance vestibule, open plan, dual aspect lounge diner and contemporary, modern breakfast kitchen. To the first floor, there are two generously proportioned and well presented double bedrooms, and a stylish, modern fitted shower room with vanity unit and walk-in shower cubicle. Externally, the property boasts off-road parking, and a lovely rear garden, with raised patio and lawn area, which enjoys beautiful, open countryside views to the rear and side. Viewing is essential to appreciate this lovely home.

ACCOMMODATION

Entrance vestibule

Entered through a modern uPVC double glazed door, the vestibule has modern neutral décor, and an oak door leading into the lounge diner.

Lounge diner

A beautifully presented, spacious, open plan lounge diner. With tasteful, modern décor, and a uPVC double glazed window overlooking the front of the property, with a radiator below. There is a second, uPVC double glazed window overlooking the rear garden. There are stairs to the first floor, with a useful under stairs storage cupboard and a second radiator in the open, under stairs space, An oak glazed door leads to the kitchen.

Kitchen

The stylish, modern kitchen has a range of contemporary, grey wall and base units, with contrasting work surfaces, matching up stands and a breakfast bar. There is a built-in electric oven, with stainless steel gas hob, set into the worktops and a stainless steel extractor hood above. A ceramic sink and draining unit with mixer tap is set below a uPVC double glazed window and there is plumbing for a washing machine and integrated fridge and freezer. The kitchen benefits from tasteful décor, complemented by the stylish mosaic vinyl flooring. There is an anthracite, column style vertical radiator and spotlights to the ceiling. A second uPVC double glazed window provides plenty of natural light and a uPVC double glazed door leads out onto the rear of the property.

First floor landing

The well presented landing has loft access to the ceiling and oak doors providing access into two bedrooms and the shower room.

Master bedroom

A generously proportioned, beautifully presented, light and spacious bedroom. There is contemporary, modern fitted wardrobes, a uPVC double glazed window overlooking the front of the property, with a radiator below and tasteful, modern décor.



Bedroom two

A second, well proportioned double bedroom, located at the rear of the property. This lovely room enjoys beautiful, open countryside views to the side of the property, with a uPVC double glazed window, with a radiator below.

Shower room

The stylish, shower room briefly comprises, a walk in shower cubicle, with both rainfall and handheld showerhead attachments to the mixer shower. There is a built-in vanity unit, incorporating a concealed cistern toilet and a second vanity unit with a range of storage cabinets incorporating the hand wash basin, with additional counter space, modern splash backs and mixer tap. There is a chrome, towel heating radiator and built in cupboard housing the boiler. A uPVC double glazed frosted glass window provides additional natural light.

Externally

The property, being the end terrace, enjoys off-road parking with a gravel driveway to the side. There is a pleasant rear garden, which enjoys the sun throughout the day and backs onto open countryside. A raised patio area and lawn is bordered by mature trees, and there is a useful storage shed. The property enjoys lovely, open views to the front side and rear.

TENURE

We have been informed by the vendor that the property is freehold.

COUNCIL TAX BAND A

EPC E



LOW FEES, LOCAL EXPERTISE

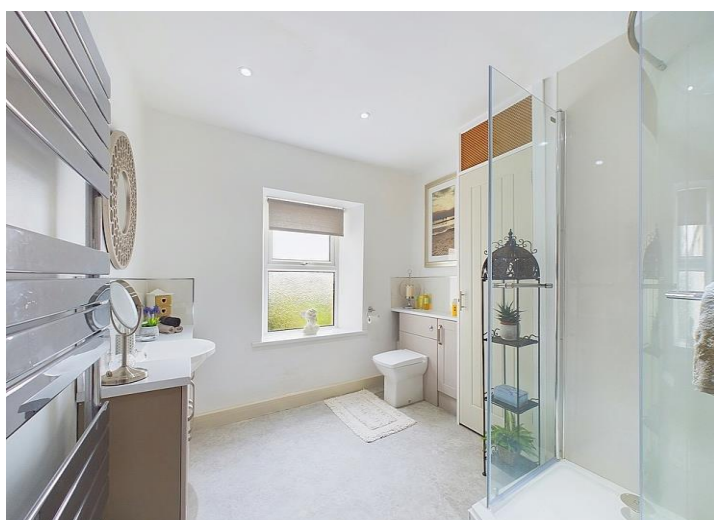
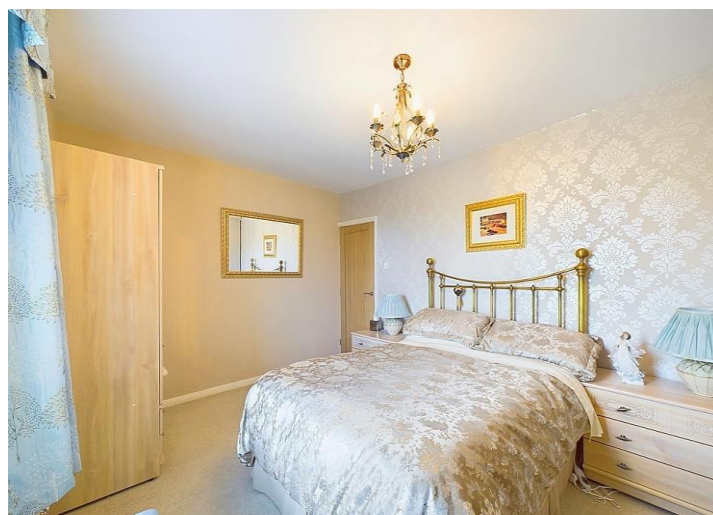
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MORTGAGES

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NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.





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Ground Floor



Floor 1



Approximate total area⁽¹⁾
846.33 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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