



Offered for sale with no forward chain

Ideal project/investment

Three good size bedrooms

Large open plan lounge diner

Two useful outbuildings

Quiet popular village location

Large first floor bathroom

Walking distance to West Lakes

Looking for a project you can put your own stamp on? This deceptively spacious, traditional terraced property has excellent potential, boasting three large bedrooms, a spacious open plan lounge diner and useful outbuilding, the property has lots of potential and is ready for a new owner to finish it off. Situated in the quiet village of Moor Row, the property is well located and would be an ideal investment opportunity with West Lakes Science Park on the doorstep, the property may also be suited to contractors working in the area. Neighbouring towns of Whitehaven and Egremont are just a short drive away and the Lake District is close by. The accommodation briefly comprises, spacious open plan lounge diner, contemporary fitted kitchen with range cooker and a rear lean to. To the first floor is a large bathroom with roll top bath and the large master bedroom. To the second floor, there are a further, two well proportioned bedrooms. Externally, the property boasts two useful outbuildings, one with power and water supply, there is also a good size rear yard with gated access. Viewing is essential to appreciate the potential of this spacious home.

ACCOMMODATION

Open plan lounge diner

The vendor has removed the vestibule to create a large, open space, which has been freshly plastered and is ready for decoration and finishing touches. This spacious, dual aspect lounge has two, uPVC double glazed windows, one to the front and one to the rear, two double panel radiators and a modern, composite front door, with stairs to the first floor and access into the kitchen.

Kitchen

A contemporary style fitted kitchen, comprising of a range of wall and base units, with a solid wood worksurface. There is a Belfast sink with mixer tap, a large, range cooker with stainless steel splash back, and a stainless steel extractor above, a double panel radiator and a window looking into the lean-to, the walls are part-clad, in a tile effect PVC surround, and the kitchen houses the combi boiler. Provides access to the lean-to.

Lean to

With flag stone flooring, and access to the rear yard, with additional work this could be a great utility space.

First floor landing

A light landing area with large, arched window offering a pleasant, open view over the fields behind. Provides access to one bedroom, the bathroom and there are stairs leading to the second floor landing.

Bathroom

Whilst in need of some work, the bathroom features a modern suite with free standing roll top bath, with space and plumbing for a separate shower if desired, a pedestal sink and toilet. There are part uPVC paneled walls, a uPVC double glazed frosted glass window and a double panel radiator.



Master bedroom

This large double bedroom has a uPVC double glazed window which looks over the front of the property, a double panel radiator and TV point.

Second floor landing

Provides access to two further double bedrooms

Bedroom two

Situated at the front of the property is this second spacious double bedroom, with a uPVC double glazed window and a double panel radiator.

Bedroom three

A generous third bedroom, with skylight window and a single panel radiator.

Externally

To the front of the property is a small, low maintenance courtyard, covered with slate chippings. To the rear, is a good sized yard, with two brick-built outbuildings. Benefits from gated access to the rear.

Outbuildings

Two good sized brick-built outbuildings, one of which benefits from power, lighting and plumbing for a washing machine. The other one provides an excellent storage area. There is also an additional outside toilet.

TENURE

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

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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.





<p>Ground Floor Building 1</p>	<p>Floor 1 Building 1</p>	
<p>Floor 2 Building 1</p>	<p>Ground Floor Building 2</p>	
<p>Ground Floor Building 3</p>		<p>Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p><small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small></p> <p>GIRAFFE360</p>