



Offered for sale with no forward chain

Two light and spacious reception rooms

Well maintained family home with excellent potential

Spacious, dual aspect lounge with patio doors

Beautiful fell views to the rear

Three good size bedrooms

Walking distance to the town centre

Popular residential area

Offered for sale with no forward chain, this lovely property whilst in need of some updating, has been well maintained and looked after by the current owners. The property boasts spectacular views over Dent fell towards Ennerdale valley at the rear, and is deceptively spacious, being double fronted, the property boasts two large reception rooms, and three good size bedrooms. This spacious family home has excellent potential and is light and airy throughout. The property is located in the popular town of Cleator Moor, with the shops and amenities of the town, just a few minutes walk and the neighbouring towns of Whitehaven and Egremont are within easy reach. The accommodation briefly comprises entrance hall, light and spacious, dual aspect lounge, dining room, kitchen, utility, and downstairs WC. To the first floor, there are three good size bedrooms and the family bathroom, with the rear bedroom and landing enjoying the beautiful views. Externally, the property boasts a large, well maintained, front and rear gardens. Viewing is essential to appreciate the potential of this spacious family home and the gorgeous views.

ACCOMMODATION

Entrance hall

Entered through a uPVC double glazed door with frosted, patterned glass panel, the entrance hall has neutral décor, wood effect flooring, a double panel radiator, and a uPVC double glazed frosted glass window. Provides access into the lounge, dining room and there are stairs to the first floor.

Lounge

A spacious, light and airy, dual aspect lounge, featuring an electric fire, set into a marble hearth and insert with decorative wooden surround, uPVC double glazed, patio doors which offer access out onto the rear garden and flood the room with natural light, a secondary uPVC double glazed window that looks out over the front garden, a TV point and two single panel radiators.



Dining room

A lovely, second reception room, currently used as the dining room, has double doors into the kitchen, offering the opportunity to open the space up, creating a modern, kitchen diner. To the dining room, there is a feature fireplace, with stone hearth, insert and decorative wooden surround, a uPVC double glazed window overlooking the front of the property, a single panel radiator, wood effect laminate flooring and double doors, providing access into the kitchen.



Kitchen

The kitchen has a range of wood effect, wall and base units with contrasting work surfaces, a stainless steel sink and drainer unit, with mixer tap, space for a freestanding cooker and tiled splash backs. The kitchen benefits from tiled flooring, two uPVC double glazed windows, providing plenty of natural light, a double panel radiator and a large, under stairs storage cupboard. The kitchen provides access into the utility room.

Utility

A useful, rear utility benefitting from additional, wall and base units with contrasting work surfaces and space for an undercounter tumble dryer and plumbing for undercounter washing machine, a double panel radiator, and tiled floor, the utility houses the combi boiler. A uPVC double glazed door with frosted glass, provides access onto the rear garden and a uPVC double glazed window overlooks the rear of the property, with access into the downstairs toilet.



Downstairs WC

A useful downstairs WC with pushbutton flush toilet, uPVC double glazed frosted glass window and tiled flooring.

First floor landing

Whilst the downstairs rooms and patio doors enjoy a view of the top of Dent fell, the landing is where you see the first of the spectacular full views of Dent fell, and as far as Ennerdale valley. The landing provides access into three bedrooms and the family bathroom.

Master bedroom

A spacious, well presented double bedroom which features two built-in storage cupboards, a uPVC double glazed window overlooking the front of the property, and a single panel radiator.

Bedroom two

Situated at the front of the property, this well proportioned, second double bedroom has ample space. There is a uPVC double glazed window overlooking the front of the property with a single panel radiator below.

Bedroom three

A generously proportioned third bedroom, which takes full advantage of the beautiful, rear view of Dent fell towards Ennerdale valley from the uPVC double glazed window, with a single panel radiator below.

Family bathroom

A good size family bathroom, with suite briefly comprising bath, with ornate mixer tap, hand-held shower attachment, glass shower screen, toilet and pedestal sink. There are part-tiled walls, a uPVC double glazed frosted glass window, a single panel radiator and wood effect flooring.

Externally

To the front of the property, there is a pleasant, well-maintained front garden with central pathway, mature hedgerows, and borders. There is a decorative boundary wall, with gated access and the front garden has a path leading around to the rear of the property. The large rear garden features well maintained lawns with planted borders, a patio area to the rear of the house, and a useful shed to the bottom of the garden, the garden also enjoys the pleasant views and outlook from the rear of the property.

TENURE

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

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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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Approximate total area⁸
880.05 ft²

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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