



Spacious extended property

Spacious open plan lounge diner

Extended kitchen diner with French doors

Separate utility and downstairs WC

Ideal for first time buyers couples and families

Master en-suite

Three good size bedrooms

Town centre location

Lovely south facing garden

Driveway and garage to the rear

Appearances can be deceptive, and this is certainly the case here. This traditional terrace has benefitted from a large two-story rear extension and offers spacious and stylish accommodation, and unlike most terrace properties, boasts off road parking and a garage to the rear. The property is immaculately presented throughout and ready to move into, making it the perfect home for a number of buyers, including first timers, couples, and families. The amenities of Cleator Moor are just a stone's throw away, and the area provides easy access to Whitehaven, Sellafield, and the Lake District. The accommodation briefly comprises: vestibule, spacious light and airy, open plan lounge/diner, contemporary modern kitchen/diner with French doors to the patio, utility, and WC. To the first floor, there are three good size bedrooms, with the master boasting an en-suite and the front bedroom a walk in wardrobe, the family bathroom is located between the bedrooms on the first floor. Externally, the property boasts a good-sized, well maintained south facing garden, with flag stone patio, lawn area, and gated access to the rear which leads to a drive, and garage. Internal viewing is essential to appreciate the accommodation on offer.

ACCOMMODATION

Entrance hall

Entered through a modern composite door with frosted, patterned glass panels and numbered frosted glass top light, a built in cupboard, housing the electric metres, tiled flooring and a wooden glazed door, leading into the lounge diner.

Lounge diner

A beautifully presented, bright and spacious open plan lounge diner, with stunning modern decor, modern decorative wall lights and spotlights to the ceiling. There is two double panel radiators, a uPVC double glazed window with views overlooking the front of the property, open stairs to the first floor and a wooden glazed door, leading into the kitchen diner.



Kitchen diner

Benefiting from the extension to the rear of the property is this spacious, contemporary modern kitchen diner, featuring a range of cream, high gloss, wall and base units with contrasting wooden trim, work surfaces and modern Metro tiled splash backs. There is a built in electric oven, with glass hob set into the worktop and a stainless steel extractor hood in place above. There is tiled flooring and uPVC double glazed French doors leading out onto the rear garden and spotlights to the ceiling. To the dining area, there is a lovely high Velux skylight window flooding the room with natural light, spotlights to the ceiling and a double panel radiator with a useful under stairs storage cupboard and access into the utility room.



Utility

A useful, contemporary, modern utility space with plumbing for a washing machine and modern high gloss cream units that match the kitchen, with contrasting worktop and tiled splash backs, a stainless steel sink and drainer unit with mixer tap, a double panel radiator and tiled flooring.

Downstairs WC

Ideal for family life, this useful downstairs WC briefly comprises of a pushbutton flush toilet, a pedestal sink with mixer tap, fully tiled walls, tiled flooring, a uPVC double glazed window and also houses the combi boiler.

First floor landing

A Velux skylight window, to the ceiling provides plenty of natural light onto the well presented, landing with double doors providing access to an ample storage cupboard, and doors into three bedrooms and the family bathroom. There is pull-down loft access, with ladder to the ceiling and a single panel radiator.



Bedroom one

Situated at the rear of the property and benefiting from the extension, is this beautifully presented, spacious double bedroom, boasting an en-suite shower room, there is a uPVC double glazed window, with views overlooking the rear garden with perfect fit blinds and a double panel radiator in place below. There is beautiful, modern neutral décor, a wall mounted TV point and laminate flooring.

En-suite shower room

Making this a lovely master, or ideal guest suite, this modern, contemporary shower room, briefly comprises of a shower cubicle with bi-folding frosted glass door, with electric shower and tiled surround, a pushbutton flush toilet and a pedestal sink, a uPVC double glazed frosted glass window, fully tiled walls and flooring with spotlights to the ceiling.

Bedroom two

This generously proportioned, third bedroom, with modern neutral décor and wood effect flooring. There is a uPVC double glazed window, which looks out over the rear of the property with a double panel radiator below, also benefiting from a large built in storage cupboard, with an internal light which would make an ideal wardrobe.

Family bathroom

A contemporary, modern family bathroom with suite briefly comprising of a bath with mixer shower above and glass shower screen, a pedestal sink and pushbutton flush toilet. There is modern, fully tiled walls and flooring, a single panel radiator, an extractor fan to the ceiling and a wall mounted mirrored bathroom cabinet.

Bedroom three

A light and spacious double bedroom, with double doors that open out to a fantastic walk in wardrobe space, two uPVC double glazed windows providing plenty of natural light, a single panel radiator and modern neutral décor.

Externally

The property boasts a good sized, well maintained south-facing garden, with flag stone patio and lawn area, with gated access to the rear which leads to a, drive and garage. Internal viewing is essential to appreciate the accommodation on offer.

TENURE

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

COUNCIL TAX BAND A

EPC TBC



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NOTE

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First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945
Registered office and postal address:
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: admin@firstchoicemove.co.uk www.firstchoicemove.co.uk



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Ground Floor Building 1



Approximate total area[®]
1055.02 ft²

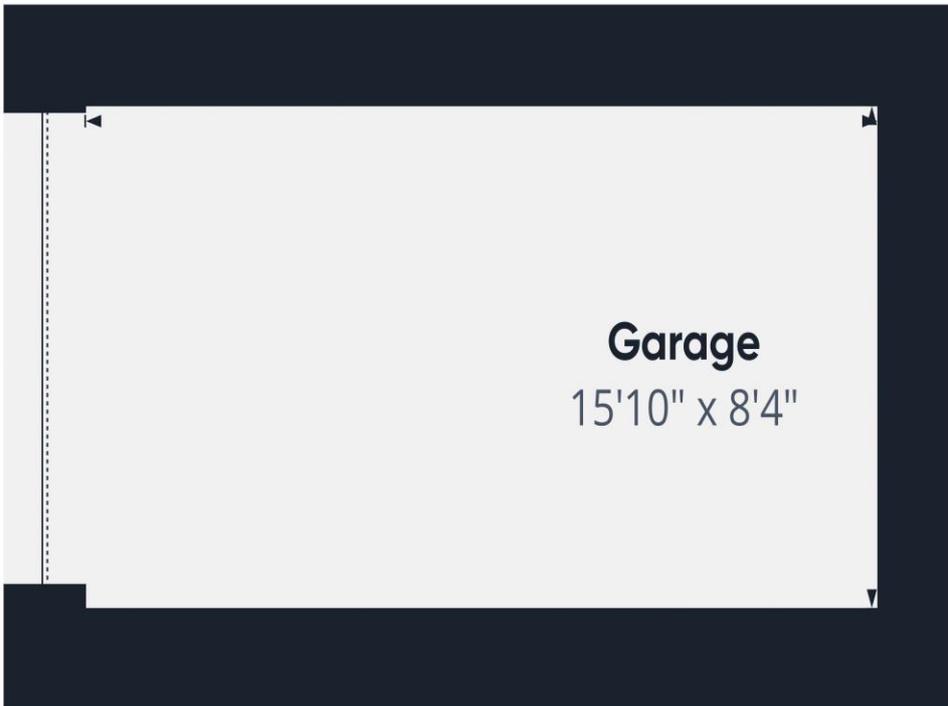


Floor 1 Building 1

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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Ground Floor Building 2



Approximate total area[®]
134.61 ft²

Excluding balconies and terraces

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