



Beautiful open plan lounge and kitchen

Upstairs bathroom, downstairs shower room

French doors to the rear garden

Low maintenance garden

Three double bedrooms

Versatile walk in wardrobe/dressing room

Pleasant outlook towards Dent Fell

Traditional terraced property

Maybe you're a first time buyer trying to get on the first rung of the property ladder, or a growing young family, then this could be the one for you. The property is set on the outskirts of Cleator Moor, where views towards the Cumbrian fells can be enjoyed. The western lakes and surrounding fells, including Ennerdale, are within easy reach, with Dent fell just a short distance from the property. The spacious, three bedroom property has plenty of space and has been lovingly cared for by the current owners. Finished throughout to a high standard, this is a lovely home, larger than most houses on Trumpet Road and Trumpet Terrace, the property boasts pleasant views towards Dent Fell. There is a spacious hallway, and beautiful, open plan kitchen and lounge, with the kitchen boasting an island and there is a well maintained, downstairs shower room. To the first floor, there are three bedrooms, all of which are doubles, and the modern bathroom is conveniently located by the bedrooms on the first floor. There is also a versatile room used as a dressing room/wardrobe. The property benefits from a rear garden which can be accessed through a side passage belonging to the property. Internal viewing is highly recommended to fully appreciate the space and value for money this property offers.

ACCOMMODATION

Hallway

Entered through a uPVC door with double glazed frosted glass with top panel. there is a useful, understairs storage cupboard, a double panel radiator, and two uPVC double glazed windows. Provides access to the kitchen/lounge, shower room and there are stairs leading to the first floor landing.

Lounge

A light and airy, well presented lounge benefitting from a TV and phone point, a single panel radiator and two uPVC double glazed windows. Provides access to the kitchen area.

Kitchen

Modern, fitted kitchen comprising of a range of high gloss black wall and base units with a complementary granite effect work surface. there is a built in electric oven, separate five ring gas hob, with a stainless steel splashback and stainless steel/glass extractor canopy above. The kitchen features a good size island with base units and matching work surface. a stainless steel sink with drainer board and mixer tap. there is modern wood effect flooring, a single panel radiator, and provides access to the rear garden through uPVC double glazed, French door with top panel.

Shower room

With suite comprising, corner shower cubicle, with twin glass doors and screen, with the shower controls integrated into the uPVC surround, a toilet and pedestal hand wash basin with mixer tap. there is a double panel radiator, an extractor fan and a uPVC double glazed frosted window.

First floor landing

Provides access to the dressing room, all bedrooms, the bathroom and there are stairs leading to the loft room.

Bedroom one

Double bedroom with a double panel radiator and uPVC double glazed window with views towards Dent Fell.

Bedroom two

Spacious double bedroom with a double panel radiator and a uPVC double glazed window.

Bedroom three

Another double bedroom, with a single panel radiator and uPVC double glazed window with views towards Dent Fell.



Dressing room/Walk in cupboard

This versatile space has a single panel radiator and a uPVC double glazed window.

Bathroom

The large bathroom has a four piece suite comprising a double shower cubicle, with glass sliding doors, screen and the shower controls integrated into the PVC surround., a 'P' shaped bath, with curved glass shower screen, mixer tap and shower above, a toilet and pedestal hand wash basin with mixer tap. The bathroom features tile effect vinyl flooring, a double panel radiator and uPVC double glazed frosted window. The bathroom houses the Baxi combi boiler.



Loft room

A useful storage area with a single panel radiator.

Exterior

To the rear there is a low maintenance garden which is laid with artificial turf, and slate chipping paths and borders. The rear garden can be accessed from the front of the property via a fully glazed uPVC door.

TENURE

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

COUNCIL TAX BAND A

EPC TBC



LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.



MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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.



