



Offered for sale with no forward chain

Ideal for first time buyers couples and investors

Two spacious double bedrooms

Excellent potential

Popular residential village

Two spacious double bedrooms

Two reception rooms

Close to the village shop

Offered for sale with no forward chain, is this traditional two bedroomed terraced property. Situated in the popular village of Cleator which is ideally located for access to Whitehaven and Egremont with the seaside town of St Bees just a short drive away, as are the picturesque Cumbrian fells. The property would be suited to many types of buyers including first time buyers, couples and would make an ideal property for buy to let investment. The accommodation briefly comprises, entrance vestibule, leading to an entrance hall, two reception rooms with double doors dividing them, which could be opened up or used as two separate spaces, to the rear of the ground floor is the kitchen and bathroom. To the first floor, there are two good sized double bedrooms. Externally, the property has a good size, low maintenance rear yard with gated access. Viewing is essential to appreciate the potential of this lovely home.

ACCOMMODATION

Entrance vestibule

Entered through a uPVC double glazed door with frosted glass, with a wooden glazed door leading into the entrance hall.

Entrance hall

The entrance hall benefits from useful recessed shelving, a single panel radiator and decorative coving. There are stairs to the first floor and access into the lounge.

Lounge

The pleasant lounge features a gas fire set into a marble hearth and insert with decorative wooden surround, decorative coving to the ceiling, an internal window, overlooking the kitchen, a useful under stairs storage cupboard and double wooden glazed doors open up to the second reception room.



Dining room

A versatile second reception room, which would make a great sitting room, dining room or perhaps a playroom, this room has benefited from a recently installed ceiling and is ready to be decorated, the dining room also boasts a feature fireplace with tiled inset, a built in cupboard, housing the meter, a double panel radiator and a uPVC double glazed window.

Kitchen

The kitchen has a range of shaker style, wall and base units with contrasting work surfaces and tiled splash backs, a stainless steel sink and drainer unit with mixer tap, plumbing for a washing machine and space for an undercounter fridge. There is a skylight window, providing plenty of natural light, a uPVC double glazed window, and a uPVC double glazed door with frosted glass leads out onto the rear yard. The kitchen has tile effect, vinyl flooring and provides access into the bathroom.



Bathroom

The suite briefly comprises of a bath, with tiled surround and a wooden panel, a toilet and pedestal sink with a uPVC double glazed, frosted glass window and tile effect vinyl flooring.

First floor landing

The landing area has a uPVC double glazed, tilt and turn window, decorative coving, and access to the loft and two bedrooms.

Bedroom one

A spacious light and airy double bedroom with two uPVC double glazed windows overlooking the front of the property, providing plenty of natural light and a double panel radiator.

Bedroom two

A second well proportioned, double bedroom with a single panel radiator, a uPVC double glazed window overlooking the rear of the property and decorative coving to the ceiling. The bedroom also houses the combi boiler.

Externally

To the rear of the property, there is a good size, low maintenance, enclosed rear yard with gated access.

TENURE

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

COUNCIL TAX BAND A

EPC D



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MORTGAGES

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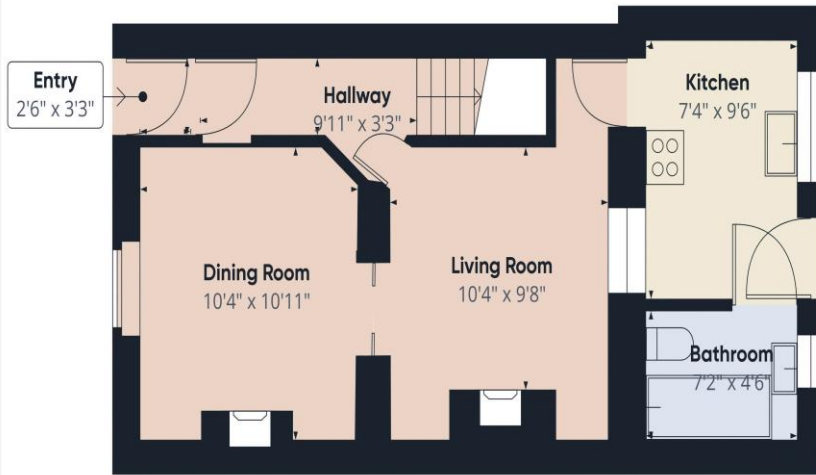


NOTE

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.







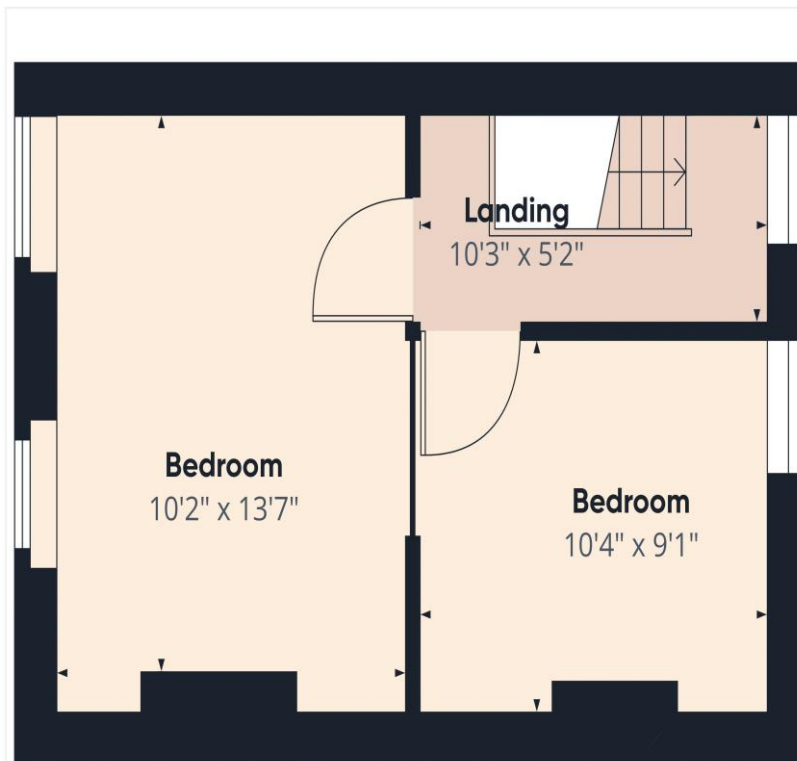
Approximate total area¹⁾
409.23 ft²

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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Ground Floor



Approximate total area¹⁾
288.73 ft²

Excluding balconies and terraces

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Floor 1