



**Offered for sale with no forward chain**

**New windows and doors approx. 18 months ago**

**Ideal for first time buyers couples and families**

**Contemporary modern bathroom**

**New roof approx. 3 years ago**

**Gated driveway**

**Large plot**

**Large kitchen diner**

**Three good size bedrooms**

**Popular residential area**

Offered for sale with no forward chain, is this spacious, three bedroom end terrace home, the property is set on a large plot with driveway and large gardens, which offers excellent potential for extension (subject to planning). The property is located in the popular town of Cleator Moor, with the shops and amenities of the town just a few minutes walk. The neighbouring towns of Whitehaven and Egremont are within easy reach. The accommodation briefly comprises, entrance hall, a good size lounge with bay window, and a large, open plan kitchen diner. To the first floor, there are three, good size bedrooms and a contemporary, modern family bathroom. Externally, the property boasts a gated driveway providing off-road parking and gated access to the rear garden, where a large, flag stone patio wraps around the side of the property to the rear. There is a useful, brick built shed with uPVC door and window. The gravelled borders have a selection of mature shrubs and there is further garden space behind the shed, ideal as a vegetable garden. The property, whilst in need of some updating has been well maintained by the current owners and has benefitted from a new roof in the last three years, as well as new doors and windows approx. 18 months ago. Viewing is essential to appreciate the space on offer both inside and out.

## ACCOMMODATION

### Entrance hall

Entered through a modern composite door with frosted glass panels and uPVC frosted glass side window, providing plenty of natural light, there is a single panel radiator and decorative coving. There is access into the lounge and stairs to the first floor.

### Lounge

A good-sized, light, and airy lounge, with a uPVC double glazed bay window which provides plenty of natural light and looks out over the front of the property, with double panel radiator below. There is a feature gas fire, set into a marble hearth and insert, with decorative, wooden surround and mantle, there is decorative coving and a TV point.



### Kitchen diner

A spacious, open plan kitchen diner, with a good range of wood effect wall and base units, with contrasting work surfaces and tiled splash backs. There is a 1.5 composite sink with mixer tap and drainer unit, set below a uPVC double glazed window, which looks out over the rear garden, with plumbing for a washing machine below. The kitchen features a built-in, double electric oven and grill, with gas hob set into the worktop and an integrated extractor hood above. There is also space for an undercounter fridge and freezer. A uPVC double glazed door with frosted glass leads out onto the rear garden, and there is a double panel radiator, tile effect, vinyl flooring and a large, under stairs storage cupboard.



### First floor landing

Providing access into three bedrooms and the family bathroom, with loft access and decorative coving.

### Master bedroom

Situated at the front of the property, this spacious, light and airy double bedroom benefits from a large, built-in storage cupboard with shelving, decorative coving. UPVC double glazed window a generously proportioned third bedroom looks out over the front of the property with single panelled radiator below.

### Bedroom two

A second well proportioned double bedroom which boasts large, fitted wardrobes, with sliding doors with mirrored central door, there is modern, neutral décor, decorative coving and uPVC double glazed window overlooking the rear garden, with a single panel radiator below.



### **Bedroom three**

Here you will find a large, built-in storage cupboard with shelving, a single panel radiator, decorative coving and neutral décor, a uPVC double glazed window overlooks the front of the property.

### **Bathroom**

A recently updated, contemporary, bathroom with suite briefly comprising of; a bath with electric shower above and glass shower screen, with ornate mixer tap and hand-held shower attachment. There is a hand wash basin built into a modern, vanity unit, with mixer tap and push button flush toilet. The bathroom features tiled walls, tile effect vinyl flooring, wall mounted towel heating radiator and two uPVC double glazed windows with frosted glass.

### **Externally**

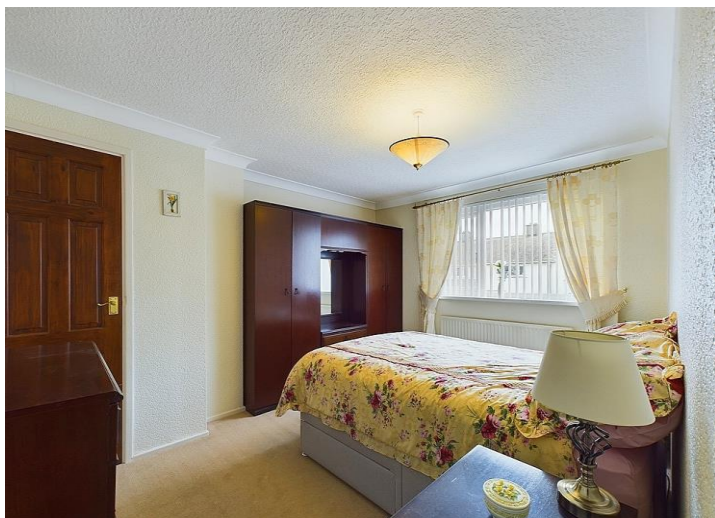
To the front of the property, there is a pleasant, low maintenance gravelled front garden, with a lovely range of mature shrubs and gated pathway and driveway, providing off-road parking. To the rear of the property the generously sized rear garden, benefits from a lovely, flagstone patio area, low maintenance gravelled areas with mature shrubs and trees and there is an additional garden area to the rear of the brick built shed which has a uPVC double glazed door and uPVC window.

### **TENURE**

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

### **COUNCIL TAX BAND A**

### **EPC TBC**



## LOW FEES, LOCAL EXPERTISE

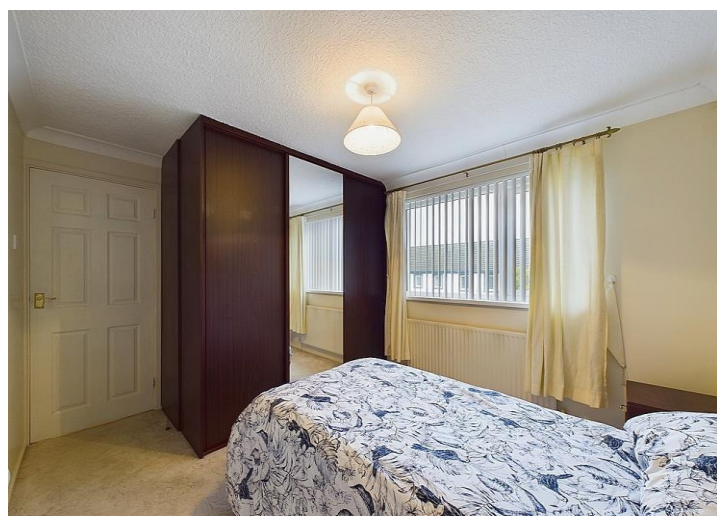
We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown 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.





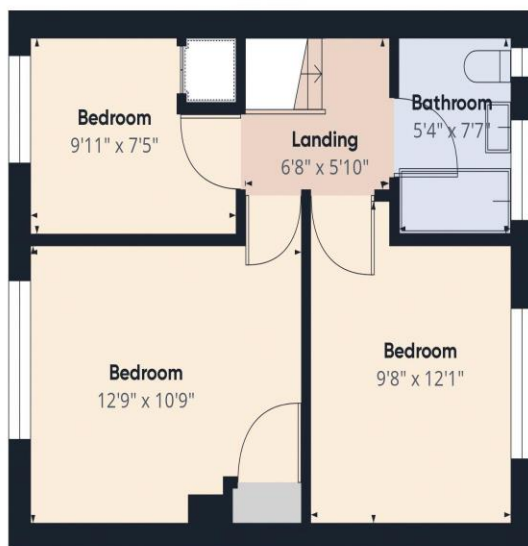
First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)



Ground Floor

Approximate total area<sup>(1)</sup>  
790.84 ft<sup>2</sup>



Floor 1

(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.

GIRAFFE360