



**An ideal investment for first home**

**Modern, open plan lounge and kitchen**

**Boasts two large double bedrooms**

**Offers good value for money**

**Deceptively spacious, set over three floors**

**Lounge with feature fireplace**

**Benefits from a yard to the rear**

**For sale with no forward chain**

Perhaps you are looking to expand your buy to let portfolio or looking to get your foot on the first rung of the property ladder, then this could be the property for you. Set over three floors, the property has a deceptive amount of space. Located in the quiet village of Cleator, the property is just a few minutes drive to the nearby towns of Egremont, Whitehaven, and Cleator Moor. Also within easy reach is the quieter western lakes, and St Bees and the Cumbrian coastline is just a short drive away. Not too far from the property is a pickup point for Sellafield workers. Within the property there is a spacious, modern, open plan lounge and kitchen, with plenty of space for living room furniture and a dining table and chair set. The ground floor also has a bathroom. Heading up to the first floor, you will find the first large double bedroom, which offers a tremendous amount of space. Continuing up to the second floor, you will find a second double bedroom which is located in the former loft space and the vaulted ceiling creates an eye-catching feature. To the rear of the property you will find a yard with gated access. To appreciate this home and the value for money it offers please contact the office to arrange a viewing.

## ACCOMMODATION

### Lounge

As you enter this generously sized room, you'll immediately notice the eye-catching fireplace, with its large hearth and sandstone surround. The room has a TV point and a radiator, neatly placed below a uPVC double glazed window that looks out to the front. There is plenty of space for lounge furniture and the lounge opens up to the kitchen, where you will find an additional radiator and an under stairs storage cupboard.

### Kitchen

A fitted kitchen, incorporating a range of wall and base units with a complementary worktop. The kitchen has ceiling spotlights and a skylight. The kitchen also benefits from tiled flooring and there is a stainless steel sink with drainer board and mixer tap. There is also a uPVC double glazed window and a half glazed uPVC door that leads out to the yard and allows in additional natural light. A door from the kitchen provides access to the bathroom.

### Bathroom

Incorporates a bath with mixer tap and shower attachment. There is a toilet and pedestal hand wash basin, with mixer tap and tile splash back. The bathroom has a radiator and a continuation of the tile flooring found in the kitchen. There is also an extractor and ceiling spotlights.

### First floor landing

The landing has a uPVC double glazed window and leads to the first bedroom and there are stairs continuing up to the second bedroom.

### Bedroom one

A spacious double bedroom which has the combi boiler and an area which could be used as a large cupboard with the addition of some stud work and a door. The room has a radiator and a uPVC double glazed window to the front.

### Bedroom two

Another spacious double bedroom in the former loft space, with the pitched roof creating a pleasant feature. The room has a radiator, built-in cupboards, and a uPVC double glazed window to the front.

### Exterior

At the rear of the property, there is a yard with gated access.

### TENURE

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

### COUNCIL TAX BAND A

### EPC E



## LOW FEES, LOCAL EXPERTISE

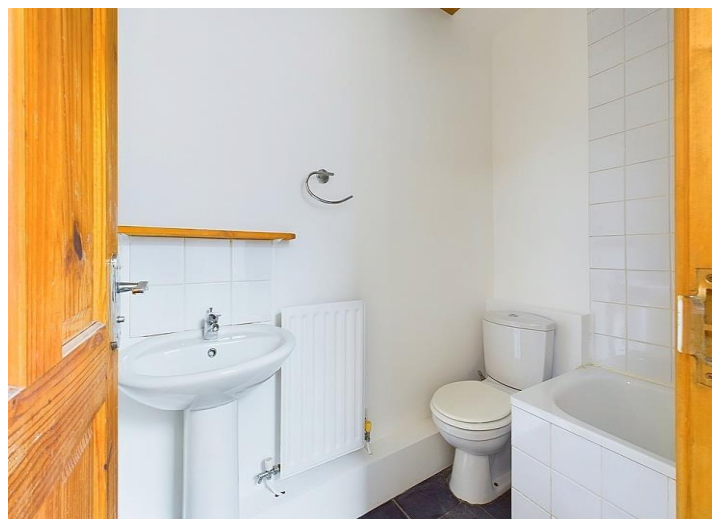
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## MORTGAGES




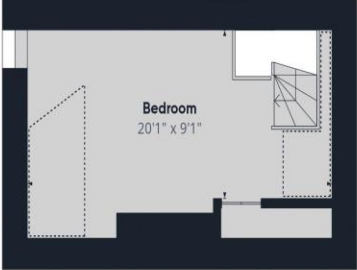
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## NOTE

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.





 <p style="text-align: center;"><b>Ground Floor</b></p>	 <p style="text-align: center;"><b>Floor 1</b></p>	<div style="text-align: center;">  </div> <p style="text-align: center;"><b>Approximate total area<sup>(1)</sup></b> 760.31 ft<sup>2</sup></p> <p style="text-align: center;"><b>Reduced headroom</b> 23.54 ft<sup>2</sup></p>
 <p style="text-align: center;"><b>Floor 2</b></p>		