



Offered for sale with no forward chain

Two bedroom semi detached home

Short walk to Sellafield park and ride

Quiet village location

Driveway and garage

Ideal for first time buyers

Recently decorated throughout

Low maintenance rear patio garden

Offered for sale with no forward chain, is this two bedroom semi-detached property. Nestled in a popular quiet residential cul-de-sac. The property has been recently decorated throughout and is immaculate and ready to move into, making it an ideal purchase for first time buyers, couples or perhaps a buy to let investor. Located in the quiet village of Cleator, providing easy access to the nearby towns of Egremont and Cleator Moor. The picturesque Western Lakes and surrounding fells are also just a short drive away. The property is within a short walk of the Sellafield Park and Ride service and is on the Coast to Coast walking route. The accommodation briefly comprises, entrance hall, bright and airy lounge and contemporary modern kitchen with white goods included, to the first floor there are two well proportioned bedrooms with the master having a built in storage cupboard, the bathroom is also conveniently located by the bedrooms on the first floor. The property also has plenty of built in storage. Externally the property boasts a good size driveway which leads to a detached garage at the side of the property. To the rear is a pleasant low maintenance patio style garden with gated access to the drive. Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Entrance hall

Entered through a modern uPVC double glazed door with frosted patterned glass, with neutral decor complemented by the tile effect laminate flooring, large under stairs storage cupboard with laminate flooring and internal hooks, also housing the electric meter and offering excellent storage. From the hall there is access into the lounge and kitchen.

Kitchen

A contemporary modern kitchen with a range of wood effect wall and base units with contrasting work surfaces with matching splash backs. Stainless steel and mirrored glass electric oven with stainless steel gas hob set into the worktop above. Stainless steel splash back and extractor hood, 1.5 stainless steel sink and drainer unit with mixer tap with plumbing for washing machine below and space for undercounter fridge freezer, with white goods included in the sale. To the rear of the kitchen is a breakfast bar built above the double panelled radiator with glass fronted display cabinets above. uPVC double glazed window which looks out over the rear garden and uPVC double glazed door with frosted glass leading out onto the rear of the property. With tiled effect laminate flooring to match the hall.

Lounge

The well-presented light and spacious lounge has modern neutral decor with contrasting wood effect laminate flooring, feature gas fire set into a modern granite effect hearth and insert with decorative wooden surround. Two single panelled radiators, decorative coving to the ceiling, TV aerial point, two uPVC double glazed windows which provide plenty of natural light and open stairs to the first floor.

First floor Landing

Having a uPVC double glazed window which overlooks the side of the property, and providing access into two double bedrooms and bathroom.

Bedroom one

Located at the front of the property this light and spacious double bedroom benefits from a built-in cupboard with hanging rails offering wardrobe space and additional built-in cupboard which houses at the Worcester Combi boiler, with modern neutral decor, uPVC double glazed window which overlooks the front of the property with single panelled radiator below.



Bedroom two

Generously proportioned second bedroom, recently decorated with a neutral palette, uPVC double glazed window which overlooks the rear of the property with single panelled radiator below.

Bathroom

The bathroom suite briefly comprises bath with mixer tap with handheld jet shower attachment, with wall mount, pedestal sink and push button flush toilet. Part tiled walls, tile effect laminate flooring, double panelled radiator and uPVC double glazed window with frosted glass, with corner mirrored bathroom cabinet.

Externally

To the front of the property is a low maintenance open lawn area, with a large driveway to the side leading to the detached single garage, to the rear of the property is a pleasant low maintenance patio style garden which is fenced around with gated access.

TENURE

We have been informed by the vendor the property is freehold

COUNCIL TAX BAND A

LOW FEES, LOCAL EXPERTISE

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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.

