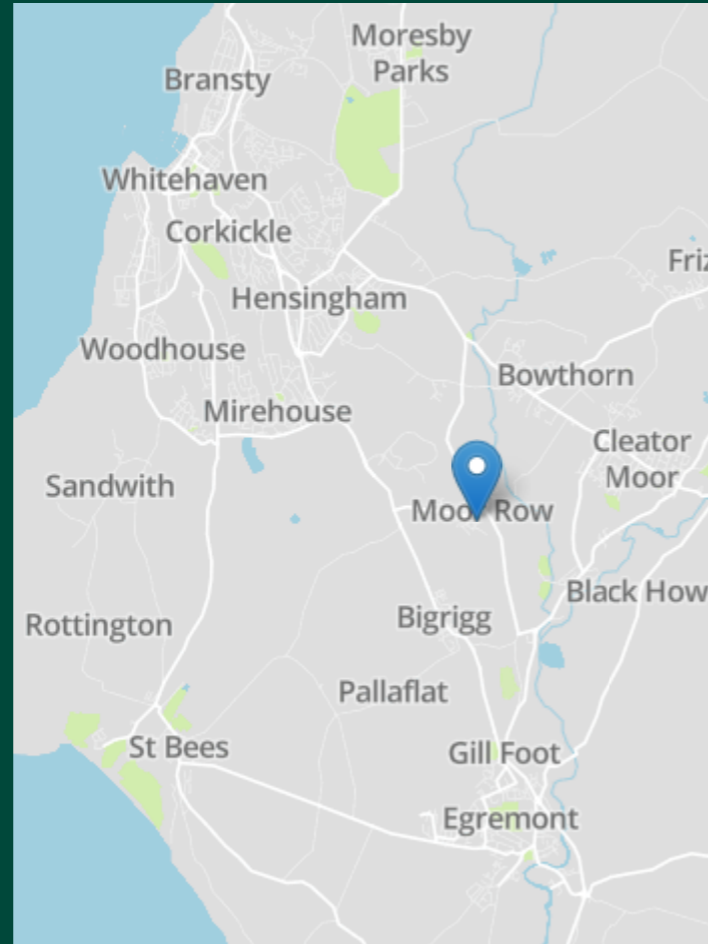


| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 78 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 60 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Floor 0

- Entry: 3'2" x 2'10" (0.97 x 0.89 m)
- Lounge/Diner: 24'3" x 11'0" (7.39 x 3.37 m)
- Kitchen: 9'6" x 8'10" (2.91 x 2.71 m)
- Utility: 7'5" x 4'11" (2.27 x 1.51 m)
- Porch: 8'8" x 4'8" (2.65 x 1.44 m)
- Hallway: 2'9" x 2'10" (0.84 x 0.87 m)
- 8'2" x 3'4" (2.50 x 1.04 m)

Approximate total area*

821.18 ft²
76.29 m²

(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

Floor 1

- Bedroom: 11'11" x 14'0" (3.63 x 4.27 m)
- Bedroom: 11'10" x 8'5" (3.61 x 2.58 m)
- Landing: 8'4" x 2'7" (2.47 x 0.79 m)
- Bathroom



57 John Street, Moor Row, Cumbria, CA24 3JD

- 2 bed mid terrace
- Requires modernisation
- Garage & parking space
- Ideal for FTBs & downsizers
- No onward chain
- Close to amenities
- Council Tax: Band A
- Tenure: freehold
- EPC rating D

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk

LOCATION

The village of Moor Row boasts a convenient location just off the A595 between the towns of Whitehaven and Egremont, both offering a comprehensive range of amenities, including shops, schools and leisure facilities. Moor Row is also part of the popular Coast 2 Coast walk and cycleway.

PROPERTY DESCRIPTION

Presented for sale with the benefit of no onward chain, this 2 bedroom mid-terrace house in Moor Row offers a fantastic opportunity for first time buyers to style the property to their own specifications or for buyers looking to downsize. Conveniently located close to the A595, it provides easy access to towns and major employment centres along the west coast, and is also perfectly situated for anyone looking to complete the Coast to Coast walk or cycle route. Having been in the same ownership for many years, the property now requires modernisation, presenting a blank canvas for customisation and improvement.

The ground floor features a large open plan lounge and dining area, kitchen, utility room, and rear porch. To the first floor, there is a spacious bathroom and two well proportioned bedrooms. Externally, the property includes a rear courtyard and also benefits from a detached garage over the road, with an additional parking space to the front of it.

This home offers great potential and an excellent chance to create a personalised living space in a quiet yet most convenient location.

ACCOMMODATION

Entrance Porch

Accessed via part glazed composite door. With glazed door giving access to the lounge/diner.

Lounge/Diner

7.39m x 3.37m (24' 3" x 11' 1") A generous dual aspect reception room with windows to the front and rear. Gas fire set in a wood surround with contrasting hearth and backplate, two radiators, glazed door giving access to the stairs to the first floor with useful understairs storage cupboard and door leading into the kitchen.

Kitchen

2.91m x 2.71m (9' 7" x 8' 11") Fitted with a range of wood base units with complementary work surfacing incorporating stainless steel sink and drainer with mixer tap and tiled splashbacks. Integrated electric oven with gas hob and extractor over, radiator, tiled flooring, dual aspect windows and obscured glazed door into the rear porch.

Utility Room

2.27m x 1.51m (7' 5" x 4' 11") Previously the original bathroom for the property, the utility room has plumbing for wash machine and tumble dryer, wall mounted combi boiler, tiled flooring and obscured side aspect window.

Rear Porch

2.65m x 1.44m (8' 8" x 4' 9") A versatile space, which could be knocked through into the kitchen to provide a larger kitchen space if required, subject to permission. Part glazed UPVC door with matching side panel giving access out to the rear courtyard.

FIRST FLOOR LANDING

Large storage cupboard and doors leading to both bedrooms with access into the shower room from half landing level.

Shower Room

Fitted with a three piece suite comprising low level WC, wash hand basin and shower cubicle with shower, radiator and rear aspect window.

Bedroom 2

3.61m x 2.58m (11' 10" x 8' 6") A rear aspect double bedroom with radiator.

Bedroom 1

3.63m x 4.27m (11' 11" x 14' 0") A large, front aspect double bedroom with radiator and enjoying attractive views towards the western Lakeland fells.

EXTERNALLY

The property benefits from an enclosed rear courtyard with a useful outhouse at the end of the utility room. Across the road and included within the sale, there is a detached garage with additional parking space.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA24 3JD, alternatively by using What3words///occur.flopping.tinkle

