

PFK

Torbjorn House, Greystone Terrace, Cleator Moor, Cumbria CA25 5EW

Guide Price: £260,000





PEK

LOCATION

Cleator Moor is a small village situated on the edge of the Lake District National Park, close to many of the popular west Cumbrian fells including Dent. Conveniently situated, just a short drive to the larger neighbouring towns of Whitehaven and Egremont and within an easy commute of major employment centres along the west coast.

PROPERTY DESCRIPTION

A beautifully presented, three bedroom, detached family home located on the very edge of Cleator Moor village and offering well appointed interior perfectly suited to young and growing families.

Torbjorn House has been fully renovated by the present owners to create a comfortable and most stylish family home, which benefits from being close to a host of amenities and well regarded schools. Due to it's location the property also enjoys far reaching fell views of the neighbouring countryside. The property also benefits from being fully triple glazed.

Accommodation in brief comprises: entrance hallway, spacious lounge with patio doors leading out to the gardens at the rear, contemporary dining kitchen, utility room and WC to the ground floor. To the first floor are three, well proportioned bedrooms and a modern family bathroom.

Externally, the property boasts driveway parking for at least three vehicles, a single garage, brick built outbuilding with light and power and lawned gardens to the side and rear.

Viewing is strongly advised in order to appreciate the size, position and stunning presentation of this beautiful home.

ACCOMMODATION

Entrance Hallway

Accessed via composite front entrance door with obscured, glazed side panels. Doors to reception rooms, radiator, wood flooring and stairs to first floor accommodation.

Lounge

4.17m x 5.57m (13' 8" x 18' 3") A bright, spacious reception room enjoying a dual aspect with window to front elevation and patio doors to the rear giving access to the garden. Coving to ceiling wall mounted electric fire, radiator and wood flooring.

Dining Kitchen

3.05m x 5.53m (10' 0" x 18' 2") Fitted with range of contemporary, matching wall, base and full height units with contrasting work surfacing incorporating 1.5-bowl sink/drain unit. Electric oven, gas hob with extractor over and integrated microwave. Coving to ceiling, dual aspect windows to front and rear elevations, radiator, wood flooring and space for large dining table and chairs. Door to:-

Utility Room

1.61m x 2.03m (5' 3" x 6' 8") Fitted with base unit with work surface over and space/power/plumbing for washing machine and tumble dryer beneath. Wall mounted gas boiler, uPVC door giving access to the garden, wood flooring and door to:-

WC

1.62m x 0.83m (5' 4" x 2' 9") With small, corner wash hand basin on vanity unit and close coupled WC. Obscured window and radiator.

FIRST FLOOR

Landing

With doors to first floor accommodation, window and over stairs storage cupboard.

Principal Bedroom

3.01m x 5.58m (9' 11" x 18' 4") A dual aspect, principal bedroom with windows to front and rear aspects. Radiator and wood effect flooring.

Bedroom 2

3.14m x 2.35m (10' 4" x 7' 9") A rear aspect bedroom with radiator and wood effect flooring.

Bedroom 3

3.14m x 3.08m (10' 4" x 10' 1") A front aspect bedroom with radiator.

Family Bathroom

2.38m x 1.69m (7' 10" x 5' 7") Fitted with contemporary, white suite comprising P-shaped bath with mains, rainfall shower over, wash hand basin set on high gloss vanity unit and concealed cistern WC. PVC panelling to walls, obscured window to rear aspect, laddered radiator and tiled floor.

EXTERNALLY

Private Driveway Parking

A driveway at the side of the property provides parking for at least three vehicles.

Single Garage

With up and over door, power, light and water tap. The garage also benefits from a fully boarded loft space with ladder access.

Brick Built Outbuilding

With light and power.

Gardens

There are low maintenance, gardens to the front, side and rear of the property with paved walkways, lawned areas and paved patio.

ADDITIONAL INFORMATION

Tenure

Freehold.

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: Naphens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; 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

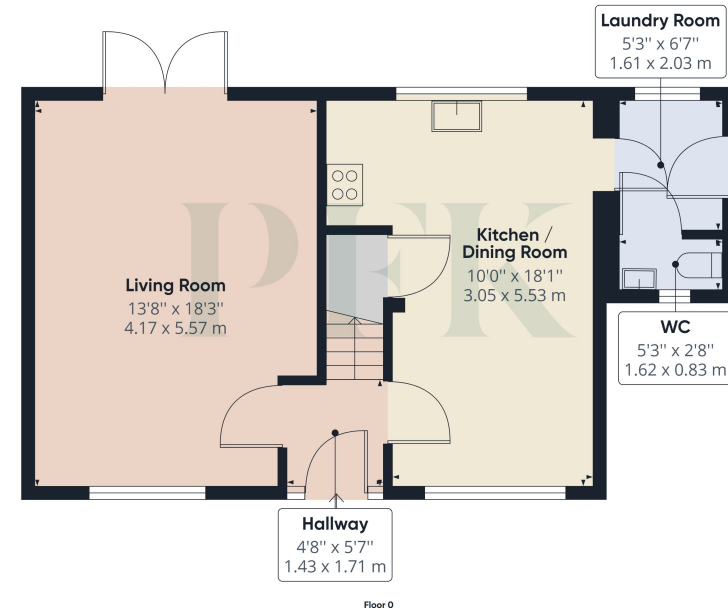
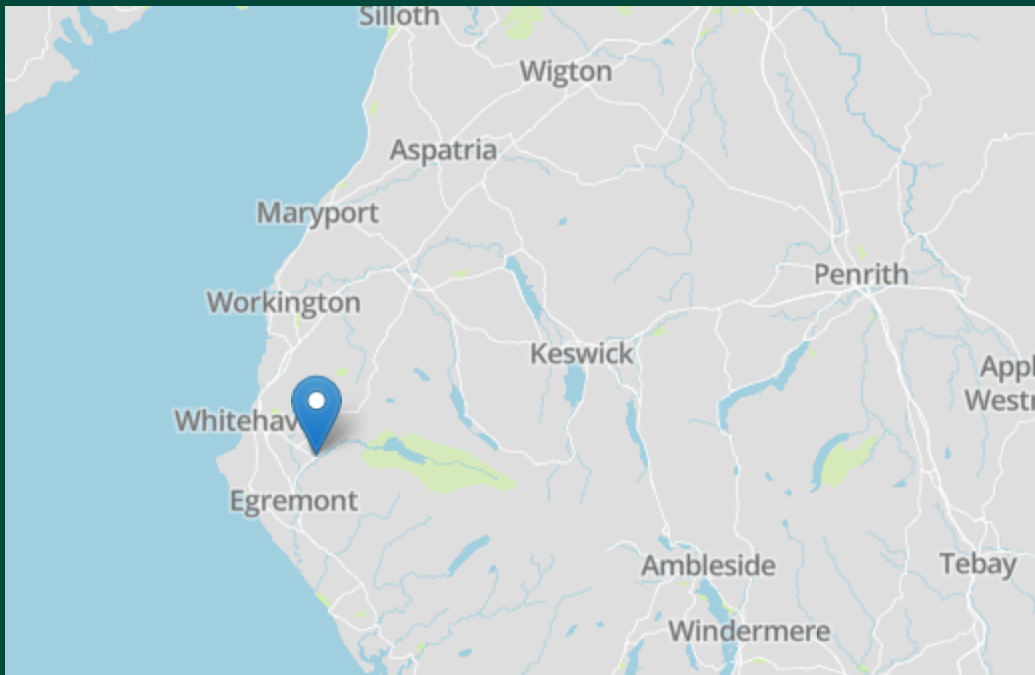
Mains electricity, gas, water & drainage; gas central heating; triple glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Cokermonth office, 01900 826205.

Directions: Torbjorn House can be located using the postcode CA25 5EW and identified by a PFK 'For Sale' board. Alternatively by using [What3Words///reflect.mega.blog](https://www.what3words.com/reflect.mega.blog)





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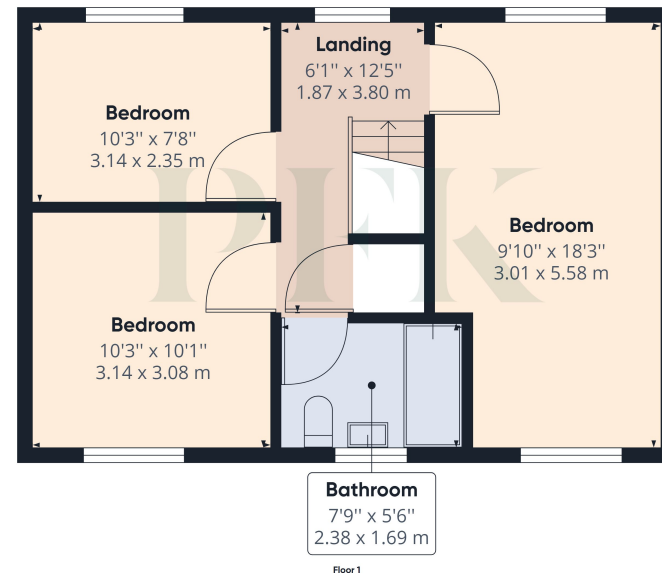
Approximate total area⁽¹⁾
547.78 ft²
50.89 m²

⁽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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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Approximate total area⁽¹⁾
453.55 ft²
42.14 m²

⁽¹⁾ Excluding balconies and terraces

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