



GRISDALES

PROPERTY SERVICES



15 Princes Street, Cleator, CA23 3EN

£60,000

Tucked away on Princes Street in Cleator, this semi-detached house presents a remarkable opportunity for those seeking a project to transform a property into their dream home or next rental investment. Spanning three floors, the house offers ample space and potential, making it an ideal choice for families or investors alike.

The property features three generously sized double bedrooms, providing comfortable accommodation space. Additionally, there are two reception rooms, perfect for entertaining or relaxing in. The layout allows for a variety of design possibilities, enabling you to create a living space that reflects your personal style.

While the house requires a full renovation, this presents a blank canvas for the discerning buyer. With vision and creativity, you can breathe new life into this property, tailoring it to your specific needs and preferences. The location on Princes Street offers a sense of community and convenience. Call us today on 01946 693931.

Helping you find your perfect new home...

www.grisdales.co.uk

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ENTRANCE

Is via UPVC part glazed door leading into:

HALLWAY

Stairs to first floor. Doors leading to:

RECEPTION ROOM 1

12'2" x 9'1" (3.72 x 2.77)



Front aspect double glazed window. Radiator and gas fire.

RECEPTION ROOM 2

12'10" x 11'10" (3.92 x 3.63)



Gas fire, under stair storage cupboard, radiator. Rear aspect double glazed window. Double doors leading to:

KITCHEN

12'10" x 6'7" (3.93 x 2.03)



With a range of wooden wall and base units with complementary work surfaces. Stainless steel sink and draining unit. Plumbing for washing machine. Side aspect double glazed window. UPVC part glazed door leading to rear external.

FIRST FLOOR LANDING

BEDROOM 1

12'10" x 8'11" (3.92 x 2.74)



Front aspect double glazed window, double in size, radiator

BEDROOM 2

12'11" x 11'11" (3.95 x 3.64)



Rear aspect double glazed window, radiator, double in size

2ND FLOOR LANDING

Storage cupboard housing boiler.

BEDROOM 3

12'9" x 12'2" (3.91 x 3.73)



Front aspect double glazed window, double in size, radiator.

LARGE WALK-IN STORAGE CUPBOARD

9'2" x 4'5" (2.81 x 1.36)

Light fitted, radiator.

BATHROOM

9'2" x 8'1" (2.81 x 2.48)



Wet room style shower with UPVC wall panelling surrounding, WC, wash basin, radiator. Rear aspect frosted double glazed window. Extractor fan.

FRONT EXTERNAL



Parking is by way of on street.

REAR EXTERNAL



Yard space.

DIRECTIONS

(W3W: ///shuttle.purse.survived).

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band A.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01946 693931.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is

particularly important if you are contemplating travelling some distance to view the property.

*Please note these details have yet to be approved by the vendors.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

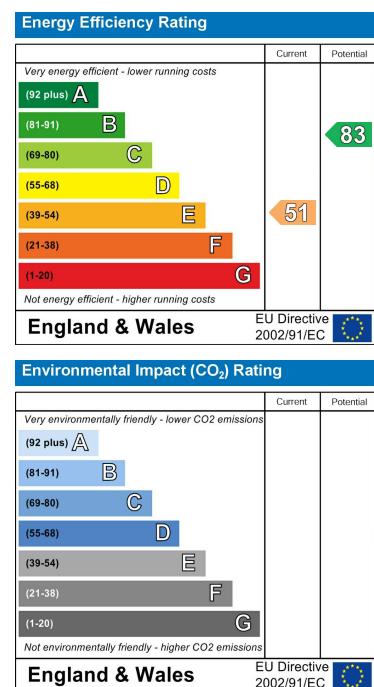
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.