



GRISDALES

PROPERTY SERVICES



88 Birks Road, Cleator Moor, CA25 5HT

£75,000

360 TOUR AVAILABLE

An excellent opportunity for first-time buyers and investors alike, this well-presented two double bedroom property offers spacious accommodation with plenty of potential. Recently updated with new carpets throughout and finished in neutral tones, the home is ready to move straight into or let immediately. The property benefits from generously sized bedrooms, a low-maintenance rear yard area and plentiful on-street parking nearby, making it a practical and appealing choice for a range of buyers.

Conveniently located and offering strong rental appeal, this is an ideal purchase for those looking to step onto the property ladder or expand their investment portfolio.

Helping you find your perfect new home...

www.grisdales.co.uk

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: whitehaven@grisdales.co.uk

THINGS YOU NEED TO KNOW

The property benefits from mains gas, electricity, water and drainage.

ENTRANCE



Entrance is via UPVC front door into:

VESTIBULE

Door leading into:

HALLWAY

Radiator, stairs leading to first floor. Door leading to:

LOUNGE/DINER

13'3" x 9'10" + 11'8" x 9'10" (4.05 x 3.02 + 3.57 x 3.02)



Dual aspect double glazed windows, radiator, two decorative fireplaces. Under stairs storage space. Door leading to:

KITCHEN

8'9" x 7'4" (2.68 x 2.25)



Range of cream wooden wall and base units with complementary work surfaces, inset sink and drainer unit, extractor fan fitted, decorative black wall tiling, rear aspect double glazed window and radiator. UPVC door leading to external.

FIRST FLOOR LANDING

Storage cupboard, with loft hatch, doors leading to:

BEDROOM TWO

13'8" x 7'5" (4.18 x 2.28)



Double in size, front aspect double glazed window, radiator, decorative fireplace.

BEDROOM ONE

12'10" x 12'4" (3.92 x 3.77)



Double in size, rear aspect double glazed window, radiator, built-in storage cupboard housing the combi boiler.

BATHROOM



Three-piece suite comprising of cast iron bath, W.C and wash basin. Radiator, rear aspect double glazed window, beige wall tiling alongside UPVC panelling.

EXTERNAL



Parking is by way of on street to the front of the property. There is a yard area to the rear.

DIRECTIONS

W3W///shielding.cloud.downsize

COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band A

VIEWINGS

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.

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

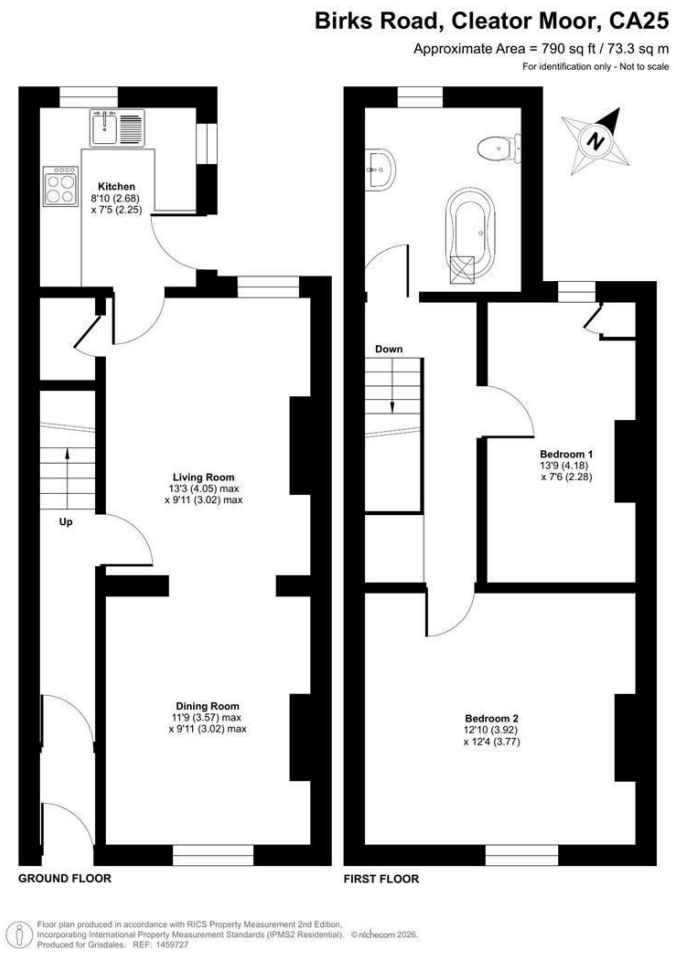
If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

MORTGAGE ADVICE

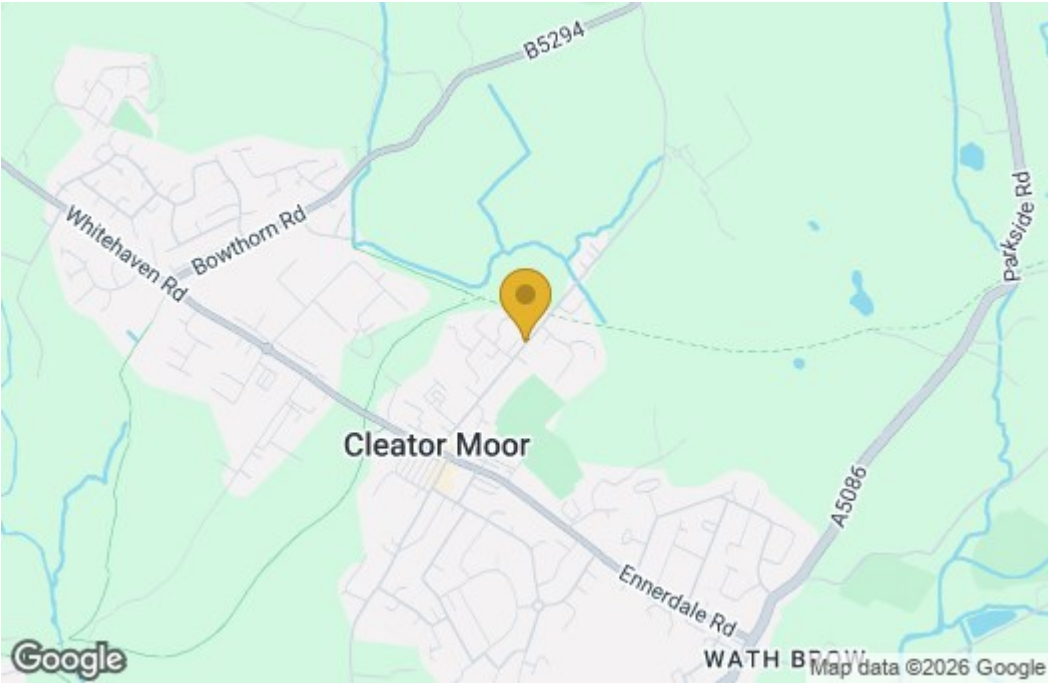
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

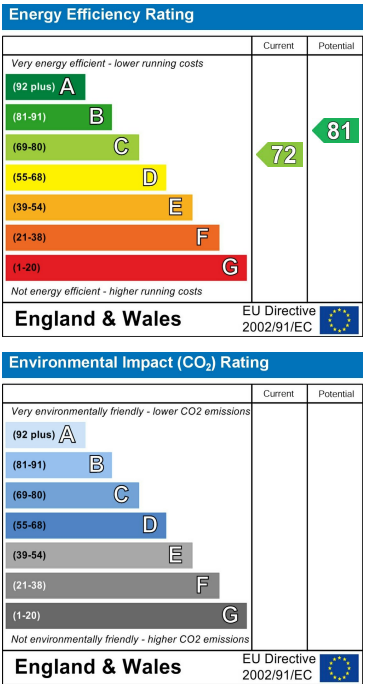
Floor Plan



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.