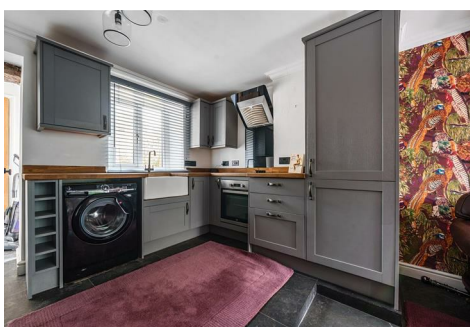




18 Rowrah Road, Frizington, CA26 3XJ

£85,000

Located in a peaceful semi-rural area, this two-bedroom terraced home offers a well-balanced lifestyle, calm surroundings with all the essentials still within easy reach. Inside, the layout is simple and functional. A bright open plan living space creates a welcoming feel to relax. The kitchen is well-equipped and practical, designed for everyday cooking and dining. Clean lines, neutral tones, and a modern bathroom give the home a fresh, move-in ready feel. Upstairs, two well-proportioned bedrooms offer flexibility — whether you're starting out, downsizing, or need space to work from home. Both rooms are comfortable and quiet, ideal for rest and focus.

At the rear, a private garden provides a spot for fresh air and outdoor time.
For more information or to arrange a viewing, call 01946 693931.

THINGS YOU NEED TO KNOW

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

Wheeler bin access via neighbouring property.

ENTRANCE



Via black composite front door into:

KITCHEN / LIVING / DINING ROOM

22'11" x 10'9" (7.00 x 3.28)



Open plan living, sectioned into:

LIVING / DINING ROOM

22'11" x 10'9" (7.00 x 3.28)



Front aspect double glazed window, radiator, leading straight into:

KITCHEN

22'11" x 10'9" (7.00 x 3.28)



Range of grey wall and base units with complementary work surfaces. Integrated electric oven and hob with extractor fan above, Belfast sink, rear aspect double glazed window. Leading through to:

BATHROOM



Three piece suite comprising of bath, W.C and was basin. Frosted double glazed window.

FIRST FLOOR

BEDROOM 1

12'9" x 11'10" (3.91 x 3.63)



Double in size, radiator, front aspect window.

BEDROOM 2

10'11" x 10'0" (3.33 x 3.07)



Double in size, radiator, aspect window, cupboard housing the boiler.

EXTERNALLY



Small yard leading to grassed lawned area.
Parking is by way of on street.

DIRECTIONS

W3W///apparatus.earpiece.possibly

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.

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.

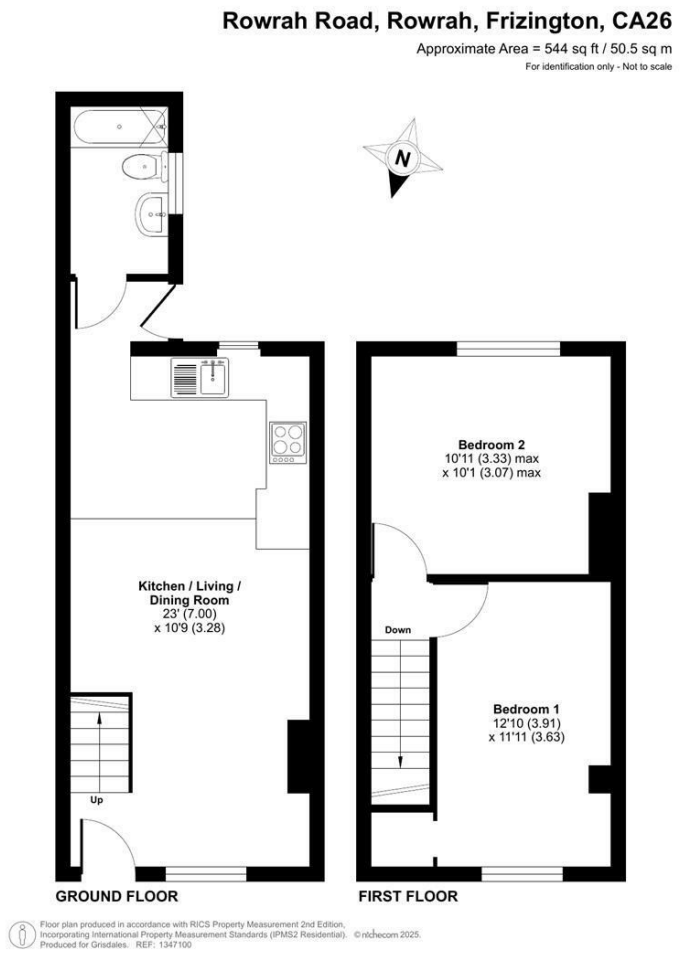
MORTGAGE ADVICE

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.

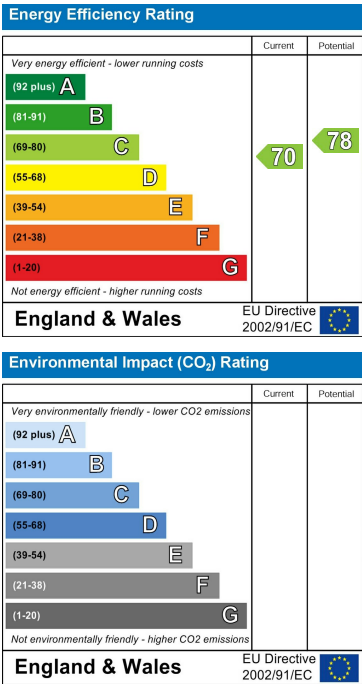
Floor Plan



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.