GRISDALES
PROPERTY SERVICES

44 Keekle Terrace, Cleator Moor, CA25 5RQ

£90,000

Situated on the cusp of the outskirts of Whitehaven, this well-presented two double bedroom terraced home offers a fantastic opportunity for first-time buyers or buy-to-let investors. With a potential gross yield of 8%, it presents an attractive return in a desirable semi-rural location.

The property enjoys a pleasant position with lovely open views towards the fells at the front and boasts a generously sized rear garden, perfect for those who are green fingered or simply for relaxing in the sun. Internally, the home features two spacious double bedrooms, a comfortable living area, and a functional kitchen and bathroom layout—ready to move into or update to your personal taste.

To arrange a viewing, please call 01946 693931.

THINGS YOU NEED TO KNOW
The property is Freehold and benefits from mains gas, electric, water and drainage supplies.

VESTIBULE
Allowing access to:

LIVING ROOM
23'3" x 11'9" max (7.09m x 3.58m max)

A great size, neutrally decorated open plan living room / dining room with front aspect double glazed window, two radiators, fireplace, stairs to the first floor landing and door to:

KITCHEN
10' x 9' (3.05m x 2.74m)

Range of white wall and base units with complimentary work surfaces and splash backs, inset stainless steel sink unit, space for a free standing oven, plumbing for a washing machine, radiator, double glazed window and door to:

BATHROOM

White three piece suite comprising of a bath incorporating a shower over, W.C and wash hand basin.
Chrome ladder style radiator and double glazed window.

BACK FROM THE LIVING ROOM
Stairs lead to the first floor landing, with access to:

BEDROOM ONE
39'4"' x 36'1"'19'8"" (12' x 11'6")

Double bedroom with front aspect double glazed window and radiator.

BEDROOM TWO
11'6" x 8'9" (3.51m x 2.67m)

Double bedroom with rear aspect double glazed window, wall hung combi boiler and radiator.

EXTERNAL - FRONT

Parking is on street.

EXTERNAL - REAR

Great sized rear garden with great potential.

COUNCIL TAX

We have been advised by Copeland Borough Council (01946) 852585 that this property is placed in Tax Band A

DIRECTIONS

From Whitehaven travel south on the A595 and get into the left hand lane sign posted Cleator Moor. At the mini roundabout turn left to travel up Hensingham Main Street. At the mini roundabout by the Fire Station turn right to travel past Whitehaven School and Copeland Swimming Pool. Continue into Keekle and the property can be found on the right hand side.

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.

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

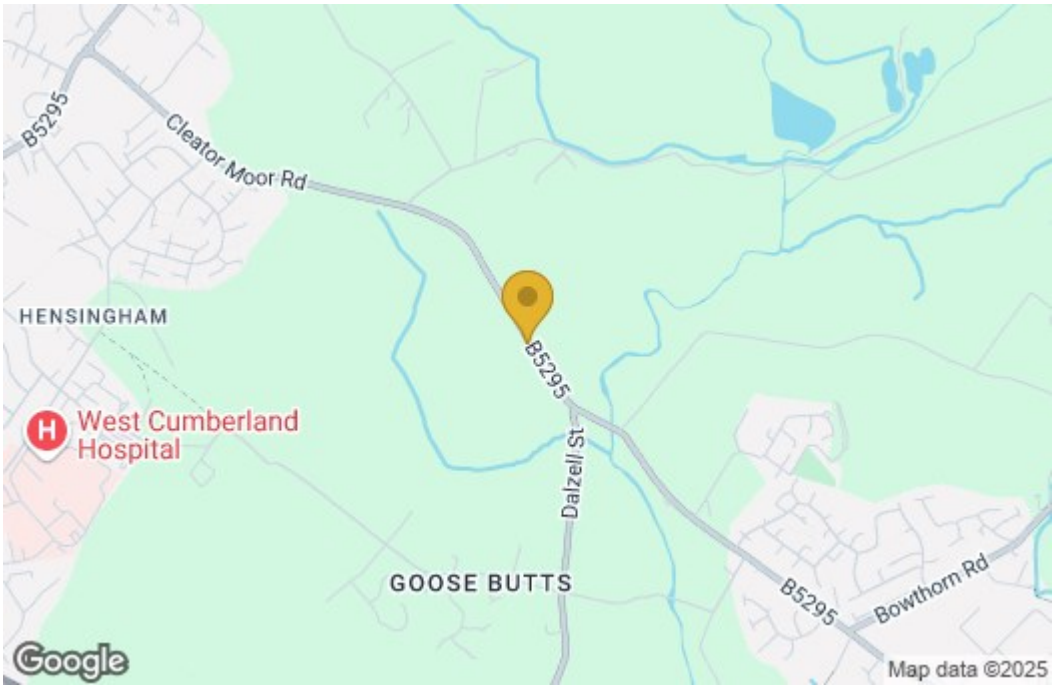
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

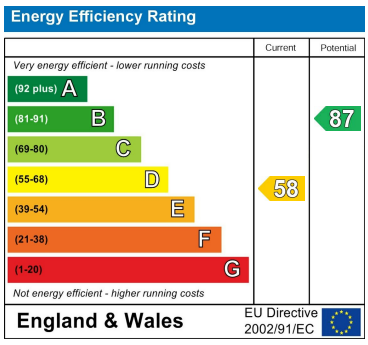
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

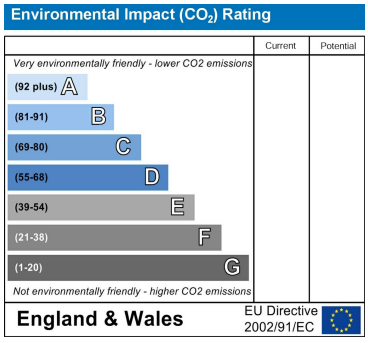
Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.