



GRISDALES

PROPERTY SERVICES



13 John Colligan Walk, Cleator Moor, CA25 5JY

£117,000

WOW, what a stunner! This beautifully presented property is show standard, and has been very well cared for and upgraded by the current owner over the years. This would make a fantastic First Time Buy, a stylish first step onto the property ladder... sitting pleasantly in a great community just a short drive away from local amenities. The property boasts light and airy living spaces including a contemporary white gloss kitchen boasting double glazed door opening onto the generous rear garden. Accompanied by two DOUBLE bedrooms and three piece white bathroom suite. This is a must view to appreciate the contemporary feel... call us today and arrange your viewing on 01946 693931.

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 is freehold and offers mains gas, electric and water supplies.

ENTRANCE HALL



Accessed via a double glazed front door; stairs to first floor landing; radiator; door to:

LOUNGE

14'9" x 10'5" (4.50 x 3.20)



Double glazed window; radiator; storage cupboard; door to:

KITCHEN/DINING ROOM

13'10" x 8'9" (4.24 x 2.67)



A range of contemporary white gloss wall and base units; inset sink unit; integral electric oven with 4-ring gas hob and stainless steel extractor hood over; integral dryer, washing machine, dishwasher and fridge; radiator; double glazed window; double glazed door for rear access.

STAIRS/ FIRST FLOOR LANDING

Accessed from entrance hall; loft access; storage cupboard housing the boiler; doors to bathroom and bedroom.

BATHROOM



White 3-piece suite comprising of wash hand basin, bath with shower over and wc; double glazed window; chrome heated towel rail; tile effect wall panels.

BEDROOM 1

10'7" x 8'9" (3.23 x 2.67)



Double bedroom with double glazed window; radiator; storage cupboard.

BEDROOM 2

10'7" x 10'7" (3.23 x 3.23)



Double bedroom with double glazed window; radiator; storage cupboard.

EXTERNAL



To the front of the property is an enclosed garden mainly laid to lawn.

To the rear of the property is a garden mainly laid to lawn; Rear access to garage and parking area.

The property also benefits from a single garage within a terrace of other garages on a nearby site.

DIRECTIONS

Take directions for Cleator Moor from Whitehaven. At the Crown Inn opposite the bus stop at Bowthorn turn left onto Bowthorn Road. Take the first right onto the estate and John Colligan Walk can be found on your left hand side. The property can be identified by a Grisdales For Sale Board.

COUNCIL TAX

We have been advised by Copeland Borough Council (01946) 852585 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.

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 BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

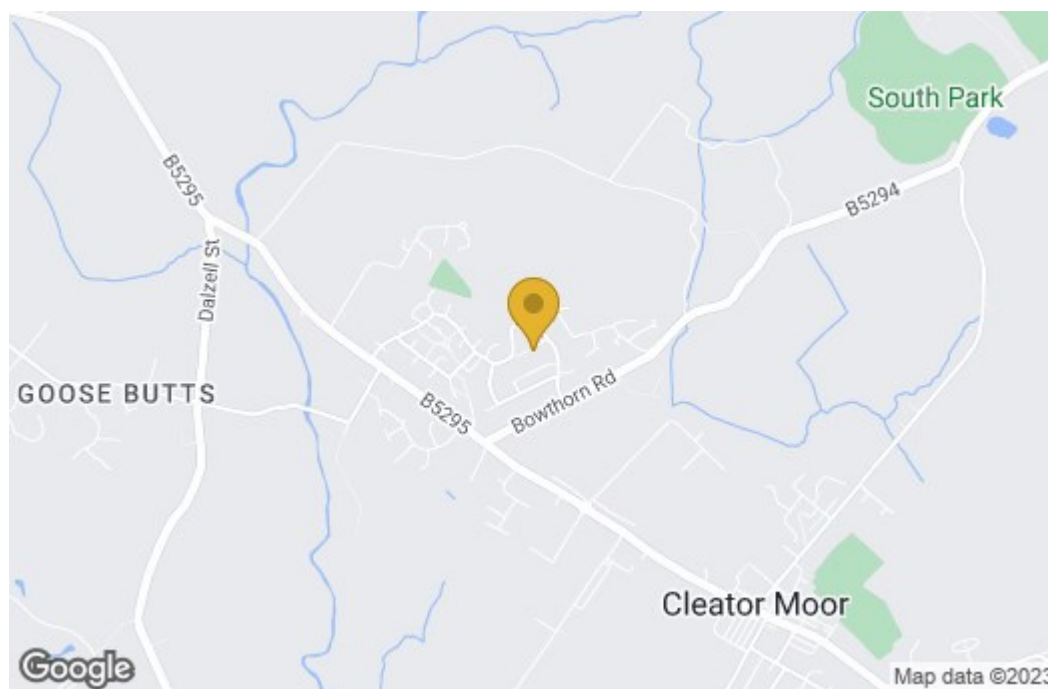
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

COVID-19 VIEWING GUIDELINES

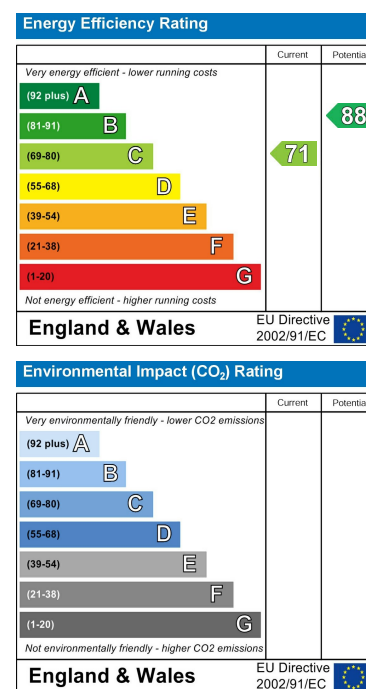
Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

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.