



GRISDALES

PROPERTY SERVICES



14 John Colligan Walk, Cleator Moor, CA25 5JY

£120,000

This beautifully presented end terrace house is a much-loved family home that offers both comfort and style. With two spacious double bedrooms, this property is perfect for small families or first time buyers. The modern bathroom is designed with contemporary fixtures in keeping with the current popular designs.

The living area is inviting and well-proportioned, providing a perfect space for relaxation and entertaining guests. The low maintenance front and rear gardens are a delightful feature, allowing you to enjoy outdoor space without the burden of extensive upkeep.

This home is ideally situated in a friendly neighbourhood, making it a wonderful place to settle down. Don't miss the chance to make this charming house your own, call us on 01946 693931 to arrange a viewing.

Helping you find your perfect new home...

www.grisdales.co.uk

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ENTRANCE

Is via black Upvc front door, leading into:

HALLWAY

Stairs to first floor. Door leading to:

LOUNGE

14'9" x 10'7" (4.50 x 3.25)



Front aspect double glazed window, laminate flooring, decorative fireplace.

KITCHEN DINER

13'11" x 8'10" (4.25 x 2.71)



With a range of wooden wall and base units with complementary work surfaces. Integrated electric oven and hob. Rear aspect double glazed window. Radiator. Sink and drainer unit. UPVC part glazed door leading to garden.

FIRST FLOOR LANDING

Hatch leading to loft space. Storage cupboard. Doors leading to:

BATHROOM

7'7" x 4'9" (2.33 x 1.46)



Three piece suite comprising of bath with overhead shower, WC and wash basin. Rear aspect frosted double glazed window. UPVC wall panelling. Radiator.

BEDROOM 1

10'6" x 10'7" (3.21 x 3.25)



Front aspect double glazed window. Radiator. Double in size. Built in storage cupboard.

BEDROOM 2

10'7" x 8'11" (3.24 x 2.72)



Rear aspect double glazed window. Double in size. Radiator. Built in storage cupboard.

FRONT EXTERNAL



Large space with gated pathway alongside artificial turf. Side gate allowing access to rear garden.

REAR EXTERNAL



Low maintenance artificial turf alongside patio seating area.

GARAGE

Located on a separate side just a short walk from the property. Single in size, up and over manual door.

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.

W3W: ///beakers.carry.cools

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

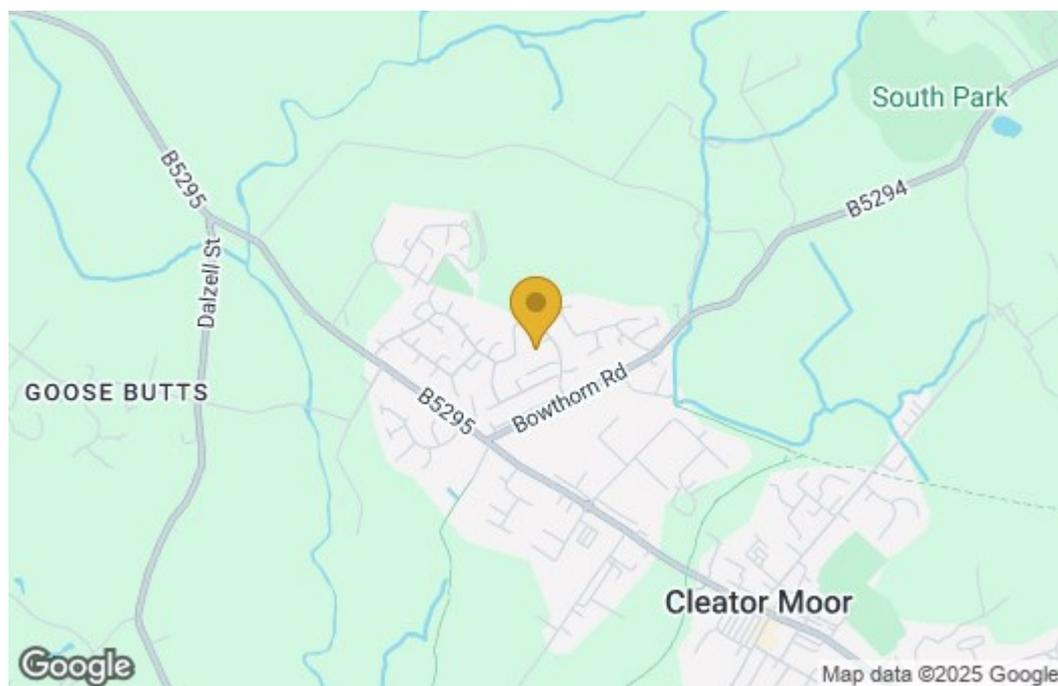
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

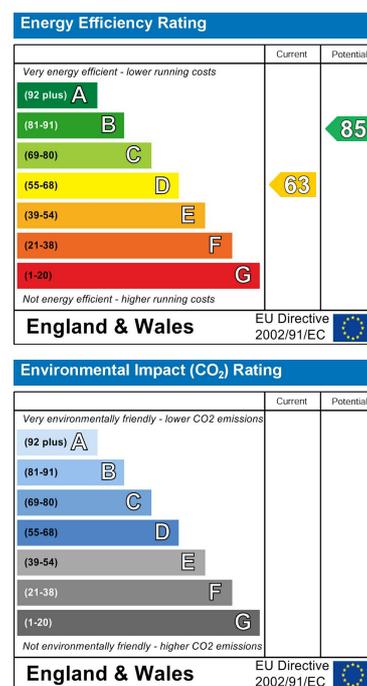
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.