GRISDALES
PROPERTY SERVICES

10 The Crescent, Cleator Moor, CA25 5QL

£85,000

ONLINE VIEWING AVAILABLE
Clean, simple, and just waiting for a pop of personality

Tucked away from the Main Road, on The Crescent, this lovely mid-terrace home has been given a fresh new lease of life — from the updated kitchen and bathroom to the neutral décor throughout. Out back, you'll find a low-maintenance garden, perfect for enjoying a quiet morning coffee or an evening with friends without the fuss of constant upkeep.

The Kitchen is the true heart of this home, fitted with brand new sleek units offering ample storage and the bonus of integral appliances. Set in a convenient spot close to local shops, schools, and transport links, this is a home that's easy to live in and easy to love. Call us on 01946 693931 to arrange your viewing.

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

ENTRANCE HALLWAY
Stairs to the first floor landing and doors to:

LIVING ROOM

Fire surround, front aspect double glazed window and radiator.

KITCHEN

Range of wall and base units with complimentary work surfaces, integral double oven and microwave, four ring gas hob with stainless steel extractor over, inset sink unit, rear aspect double glazed window, radiator and door to:

DINING ROOM/ UTILITY SPACE

Wall hung gas boiler, rear aspect double glazed window and uPVC double glazed door for rear access.

BACK FROM THE ENTRANCE HALLWAY
Stairs lead to:

FIRST FLOOR LANDING
Doors to:

BEDROOM ONE

Master double bedroom with twin front aspect double glazed windows, radiator and feature fireplace.

BEDROOM TWO

Double bedroom with rear aspect double glazed window, radiator and feature fireplace.

BATHROOM

White three piece suite comprising of a bath with shower over, W.C and wash hand basin. Double glazed frosted glass window and extractor fan.

EXTERNAL FRONT

Parking is on street.

EXTERNAL REAR

Good size low maintenance rear garden with gated access.

DIRECTIONS
W3W///enacts.crimson.assembles

From Whitehaven take the A595 South taking the left turn towards Hensingham. At the mini roundabout, take the 1st exit and follow the road to the second mini roundabout. Take the second exit towards Cleator Moor and follow the road into Cleator Moor making the left turn onto The Crescent before "The Crown"

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

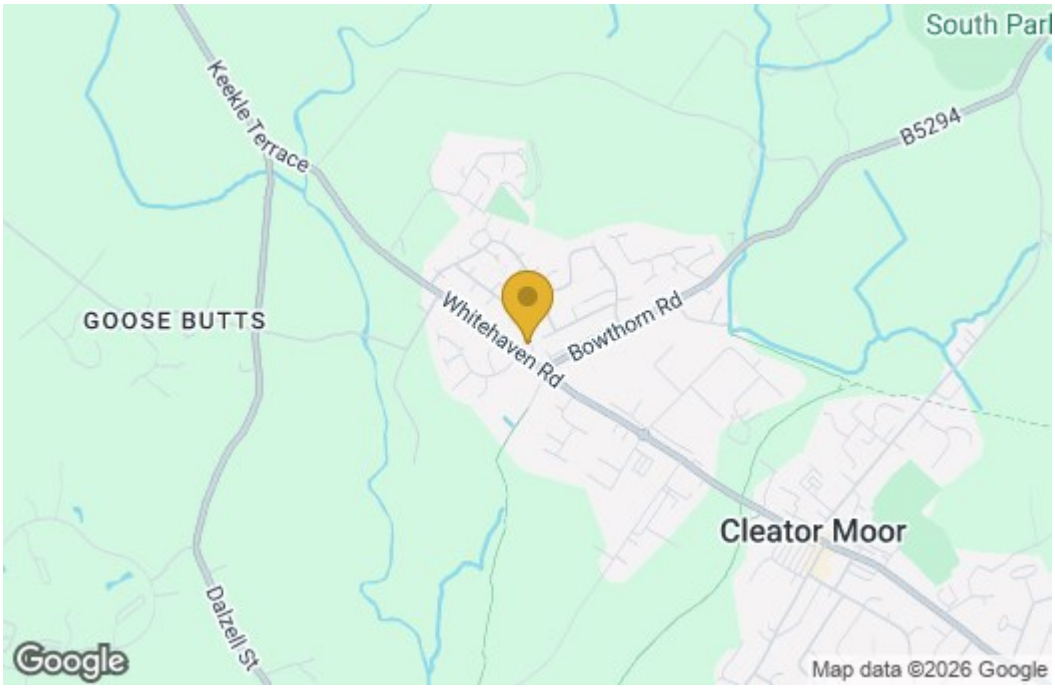
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

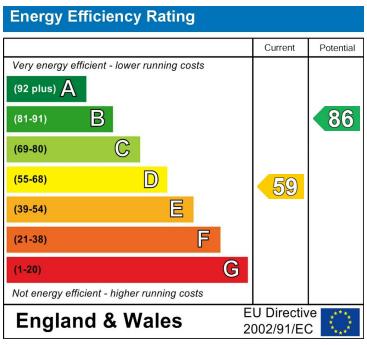
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

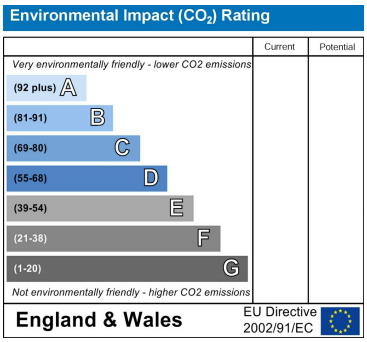
Floor Plan

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