



GRISDALES

PROPERTY SERVICES



35 Bowthorn Road, Cleator Moor, CA25 5JT

£69,995

ONLINE VIEWING AVAILABLE

NEW PRICE This spacious property has modern, stylish interior throughout and is neutrally decorated to allow a blank canvas for the new owners.

This three bedroomed house would make an ideal first time buy or provide a potential 8.4% yield for an investor starting out as a Landlord or looking to boost their portfolio. It is just a short stroll away from all local amenities and the fabulous walks around Ennerdale. Please call 01946 693931 to arrange a viewing.

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 benefits from Gas central heating, Double glazing, Mains water and drainage.

ENTRANCE

Via UPVc double glazed door, leading into:

LIVING/DINING ROOM

24'10" x 12'7" (7.59 x 3.84)



Dual aspect windows, two radiators, under stairs cupboard, stairs to first floor. Bi folding door to:

KITCHEN

10'2" x 7'10" (3.10 x 2.39)



Range of white gloss wall and base units with complimentary work surfaces, electric oven, stainless steel sink unit, plumbing for washing machine. UPVc door leading to rear yard.

DOWNSTAIRS BATHROOM



Three piece suite comprising of W.C, sink and bath, stainless steel ladder style radiator, side aspect frosted window.

FIRST FLOOR LANDING

Airing cupboard.

BEDROOM ONE

12'9" x 11'3" (3.91 x 3.45)



Front aspect window, radiator, double in size,

BEDROOM TWO

13'6" x 6'9" (4.14 x 2.06)



Rear aspect frosted window, radiator, small double.

BEDROOM THREE

12'9" x 8'0" (3.91 x 2.44)



Rear aspect window, radiator, single in size, wall mounted boiler.

EXTERNAL



The majority of parking is by way of on street, with access / service road to the rear offering additional parking. The external area offers grassed lawn with large workshop. The workshop requires some TLC but has great potential.

DIRECTIONS

From Whitehaven take the B5295 towards Cleator Moor, turn left at the New Crown Inn onto Bowthorn Road.

COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) 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 Grisdals, 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. Grisdals 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

Grisdals 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 Grisdals office.

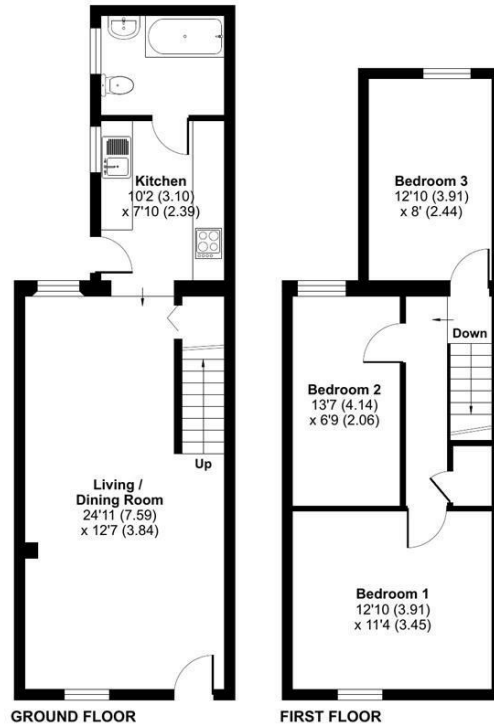
Floor Plan



Bowthorn Road, Cleator Moor, CA25

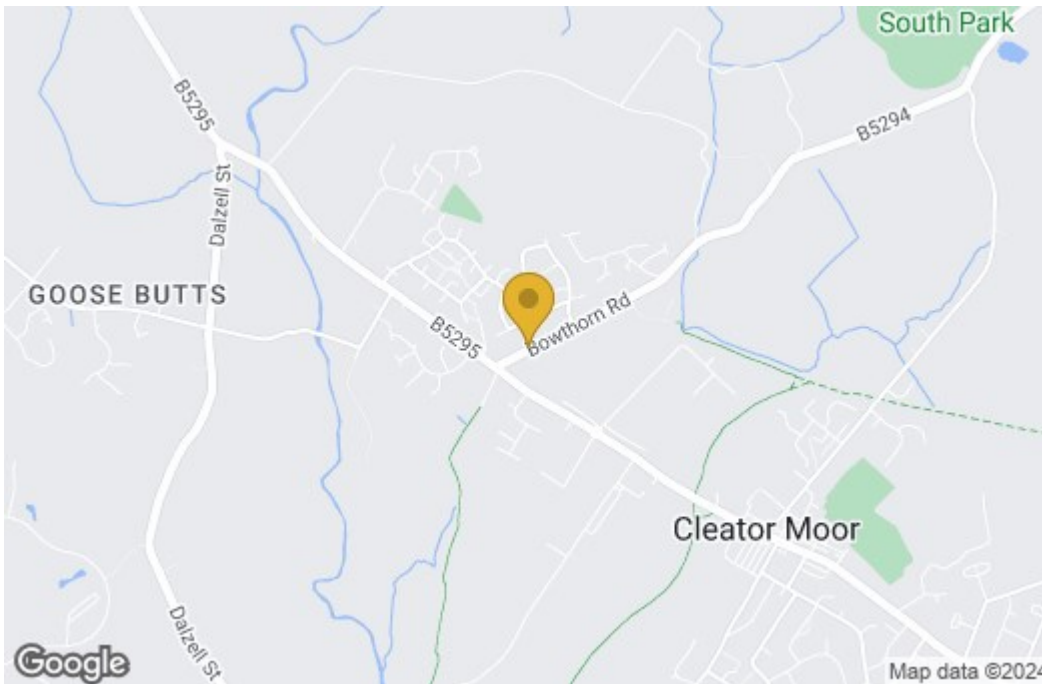
Approximate Area = 881 sq ft / 81.8 sq m

For identification only - Not to scale

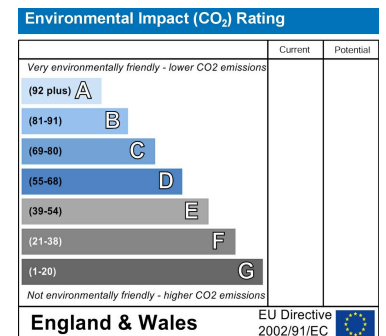
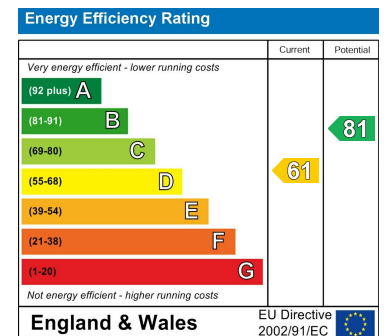


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Gridsales. REF: 1076143

Area Map



Energy Efficiency Graph



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