



# GRISDALES

PROPERTY SERVICES



## 15 Mark Thompson Close, Cleator Moor, CA25 5JB

**£70,000**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\*

This cute, compact apartment is ready for its new owners.. whether it is an affordable home to live in or a great rental investment it's definitely worth a look!

Situated in the heart of the market town of Cleator Moor, this first floor flat is handy for all the local amenities the town has to offer. The property even has its own parking space. Call us on 01946 693931 to arrange a viewing today.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://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 mains gas, electric, water and drainage.

The property is leasehold with an annual ground rent charge of £10. The lease is 125 years from 01/04/1981.

## ENTRANCE

Shared pathway leading to uPVC door allowing access to staircase leading to first floor flat.

## OPEN PLAN LOUNGE KITCHEN

18'9" x 13'7" (5.74 x 4.16)



BRAND NEW FITTED KITCHEN...Range of grey wooden wall and base units with complementary work surfaces, integrated electric oven and hob with overhead extractor fan, white wall tiling, cupboard housing BRAND NEW wall mounted boiler, two rear and one front aspect window.

## BATHROOM

7'0" x 6'5" (2.14 x 1.98)



BRAND NEW FITTED BATHROOM...Three piece suite comprising of bath with overhead shower, W.C and sink with underneath storage cupboard, radiator, uPVC wall panelling.

## BEDROOM

11'5" x 9'5" (3.48 x 2.89)



Double in size, radiator, rear aspect double glazed window.

## EXTERNAL



## COUNCIL TAX

We have been advised by Cumberland Council that this property is placed in Tax Band A.

## DIRECTIONS

From Whitehaven travel south on the A595 and get into the left hand lane signposted Cleator Moor. At the mini roundabout turn left to travel up Hensingham Main Street. At the next mini roundabout travel across to travel past Copleand Swimming Pool. Continue through Keekle and into Cleator Moor. Travel past the CO OP supermarket and take the next turning left onto Birks Road. Follow the road passing the Health Centre, take the left turning following the road round onto Mark Thompson Close. The property can be identified by a Grisdales for sale sign.

## 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.

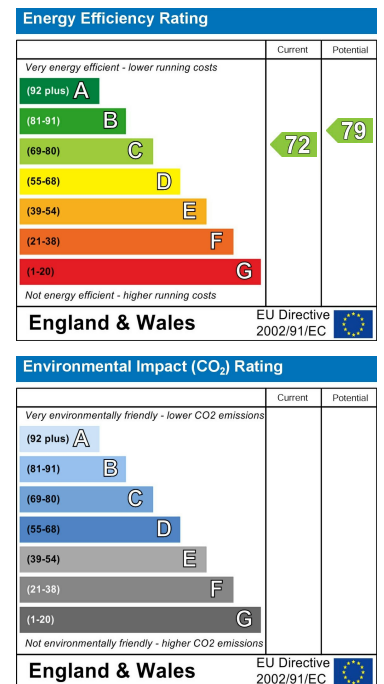
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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