

## Kiln Cottage 25 Kiln Brow, Cleator, CA23 3DF

**£110,000**

Welcome to Kiln Cottage. This charming double fronted property is located close to the renowned Lake District National Park, this property presents a fantastic opportunity as a great rental investment or a delightful holiday home. Whether you're looking for a peaceful retreat or a savvy investment, this property offers the best of both worlds. This end terrace house boasts two reception rooms, two cosy bedrooms, and a well-appointed bathroom.

Upon entering, you'll be pleasantly surprised by the deceptively spacious layout, offering ample room for comfortable living. The property is beautifully presented throughout, exuding a warm and inviting atmosphere that is sure to make you feel right at home.

## THINGS YOU NEED TO KNOW

The property is Freehold and offers mains gas, electric and water supplies.

The property is currently an Air B&B and proving to be popular given the fantastic location.

## LOUNGE

12'11" x 10'11" (3.96 x 3.35)



Beautifully presented offering a warm and cosy atmosphere with front aspect window and radiator

## DINING ROOM

14'2" x 12'11" (4.34 x 3.96)



Great space for family meals, this generous dining room has additional storage space, front aspect window, radiator and access to:

## CELLAR

Versatile space to do with as you wish. This would make an ideal home gym or simply be used for additional storage

Door from the Dining Room into:

## KITCHEN

10'9" x 7'8" (3.28 x 2.34)



Offering a well maintained range of wall and base units with complimentary worksurfaces, inset stainless steel sink unit, Integral oven with hob and extractor hood over, plumbing, velux window, radiator and door to:

## BATHROOM

7'3" x 6'5" (2.21 x 1.98)



Three piece suite comprising of a bath with shower over, W.C, wash hand basin, tiled walls and flooring and door for rear access.

## BACK FROM THE DINING ROOM

STAIRS LEAD TO:

## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE

13'3" x 10'0" (4.04 x 3.07)



Nicely presented double bedroom with window facing front aspect, feature fireplace and radiator

## BEDROOM TWO

13'5" x 10'8" (4.11 x 3.26)



Neutrally decorated Double bedroom with front aspect window, radiator and storage cupboard housing the BAXI boiler.



## EXTERNALLY



Parking in on street.

## COUNCIL TAX

We have been advised by Copeland Borough Council (01946) 852585 that this property is placed in Tax Band A

## DIRECTIONS

## 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.

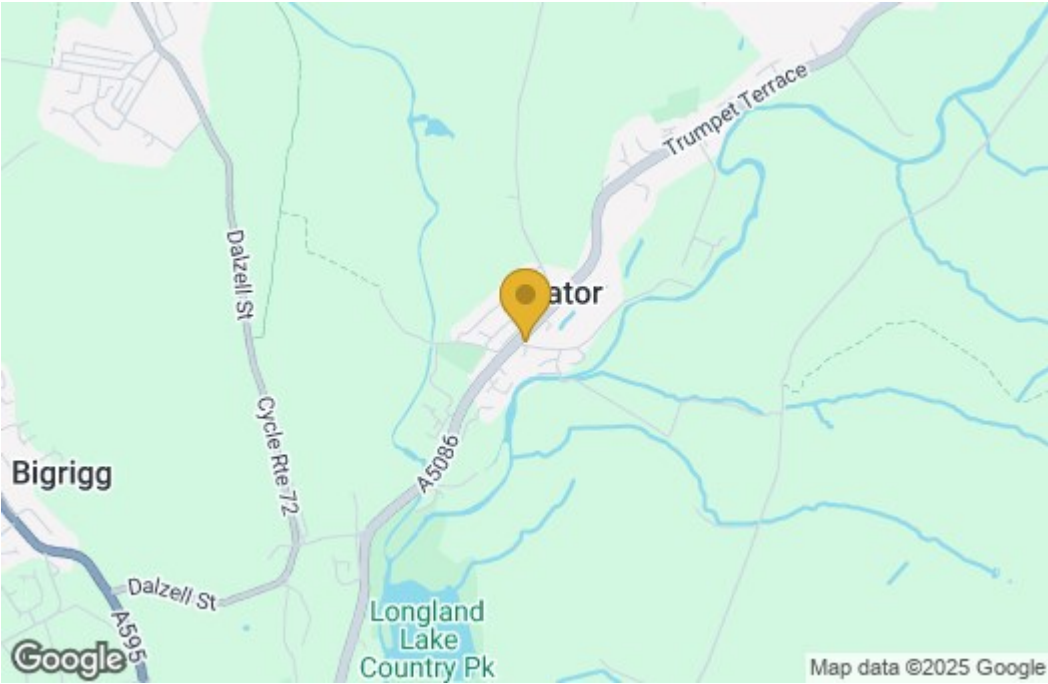
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

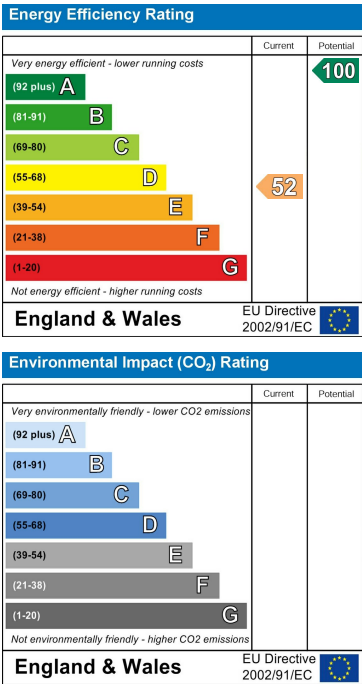
Floor Plan



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