



8 Arlecdon Parks Road, Frizington, CA26 3XG

£145,000

ONLINE VIEWING AVAILABLE

A Fantastic First Home, or an Ideal Investment... Take a look!

Nicely presented throughout, and ready to move straight into! This two DOUBLE bedroom plus Attic Room property offers some of the most stunning fell views around the area. Step through the door and be greeted with a cosy lounge/ dining room with multi fuel burning stove, great size kitchen with separate utility room and a raised rear sunny garden. Accompanying the bedrooms on the first floor is a contemporary three piece suite family bathroom.

Perfectly located for access to the cycle track, local Schools, Shops and Post Offices and within easy commute the Western Lake District Fells & Lakes ... To arrange your viewing today, call us on 01946 693931

OWNERS COMMENTS

The property is Freehold.

Mains gas, electric water and drainage supplied.

ENTRANCE



The property is accessed via a double glazed door with frosted decorative glass panel. Leads to:

ENTRANCE HALLWAY

Stairs to the first floor landing and door to:

OPEN PLAN LOUNGE/DINING ROOM

23'7" x 12'9" (7.20 x 3.91)



Recently redecorated, including new carpet. Newly fitted log burning fire set in a brick surround with wooden mantle over. Front and rear aspect, double glazed window; telephone point; two radiators; understairs storage cupboard. Door leading to:

KITCHEN

13'2" x 8'1" (4.02 x 2.48)



With a range of wall and base units with complementary work surfaces and fully tiled surrounds. Inset stainless steel sink unit; integral oven and grill; 4-ring gas hob with extractor hood over; integrated fridge and freezer; plumbing for a washing machine. Rear and side aspect double glazed windows. Door leading to:

UTILITY ROOM

4'7" x 4'7" (1.40 x 1.40)

A handy space with wall units and under counter storage. White tiled surrounds. Upvc double glazed door leading to the rear porch. Upvc double glazed door for access to the rear garden.

STAIRS AND FIRST FLOOR LANDING

Leading from the lounge/dining room. Storage cupboard. Doors leading to bathroom and bedrooms.

BATHROOM

7'4" x 5'6" (2.26 x 1.68)

A contemporary style 3-piece suite shower room comprising of a double shower cubicle, with panelled wall coverings surrounding the cubicle, WC and wash hand basin, both set within storage unit. Ladder style radiator. Double glazed frosted window.

BEDROOM 1

10'9" x 9'10" (3.30 x 3.02)

Double bedroom with front aspect double glazed window offering lovely fell views; radiator; full wall length fitted wardrobes. Door leading to:

ATTIC ROOM

16'2" x 14'5" (4.95 x 4.41)

Stairs up. Small space housing Baxi boiler. A good sized space with Velux window and radiator.

BEDROOM 2

9'11" x 8'1" (3.03 x 2.47)

Double bedroom with rear aspect double glazed window; radiator; inbuilt storage cupboard.

EXTERNALLY



To the front of the property there are lovely fell views. On street parking available on a first come, first served basis. To the rear of the property, you step up to the elevated low maintenance garden with sunny patio and fields behind.

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 second mini roundabout turn left to travel passed Mayfield School. At the roundabout continue ahead and then turn left signposted Frizington/Arlecdon. Follow the road across Steel Brow and at the junction turn left onto the A5086. Follow the road into Arlecdon and the property can be found further along on the left hand side.

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.

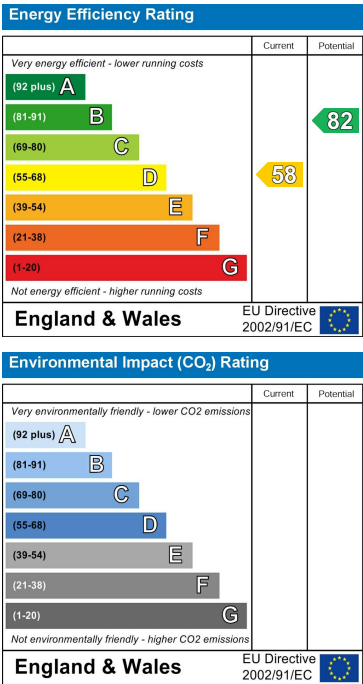
Floor Plan



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.