

6 Low Padstow, Keekle, CA25 5RB

£75,000

ONLINE VIEWING AVAILABLE A cracking investment or First Home! A two bedroom end terraced house with a great size garden to the rear, situated in a quiet rural setting with handy travel links to and from the major employment centres nearby. The property has the benefit of gas fired central heating from a "combi" boiler, double glazing and under floor heating in the kitchen and bathroom. Neutrally presented throughout, allowing the new owner to add their own stamp and make it their own! Call us today to arrange a viewing on 01946 693931.

OWNERS COMMENTS

In the Owners words "This has been a great investment for us over the years with great, long term tenants in situ with little void periods."

THINGS YOU NEED TO KNOW

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

RECEPTION ROOM

21'1" x 10'11" (6.44 x 3.35)



uPVC double glazed door, double glazed windows facing front and rear aspect, gas fire, radiator and telephone point.

KITCHEN

15'5" x 6'9" (4.70 x 2.06)



Double glazed window, range of wall and base units with complimentary work surfaces, and stainless steel splash back, Belling stainless steel double electric oven, Belling stainless steel gas hob, extractor fan, stainless steel inset sink unit and door to access the rear garden.

BACK FROM RECEPTION ROOM

Stairs lead to:

FIRST FLOOR LANDING

Doors leading to:

BEDROOM ONE

11'10" x 11'0" max (3.63 x 3.37 max)



Neutrally decorated double bedroom with double glazed window, radiator and storage cupboard.

BATHROOM



Three piece suite comprising of a wash hand basin and W.C. set within storage space, bath with shower over, double glazed window and ladder radiator,

BEDROOM TWO

15'5" x 6'3" (4.72 x 1.91)



Single bedroom, neutrally decorated with double glazed window, radiator and storage cupboard housing the gas central heated boiler.

EXTERNAL - FRONT



Parking is by way of on street on a first come, first served basis.

EXTERNAL - REAR



Externally to the rear there is a sunny patio area and sloping lawn overlooking fields behind.

COUNCIL TAX

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

DIRECTIONS

From Whitehaven follows Signs for Cleator Moor via Hensingham. Passing through Keekle Main Road, take the right hand turn before the Bridge onto Low Padstow. The property can be found on the left hand side.

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.

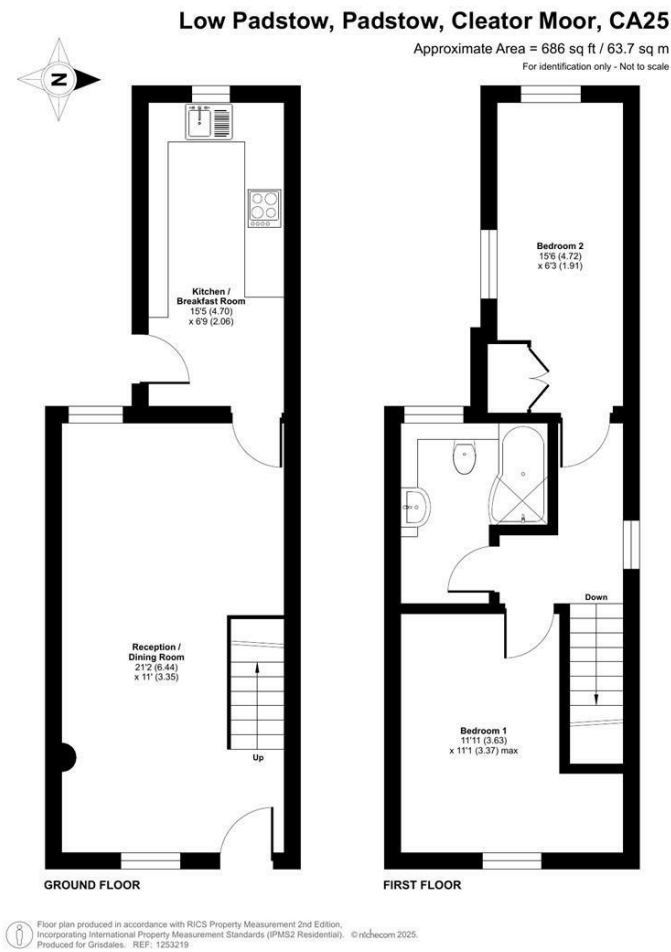
MORTGAGE ADVICE

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.

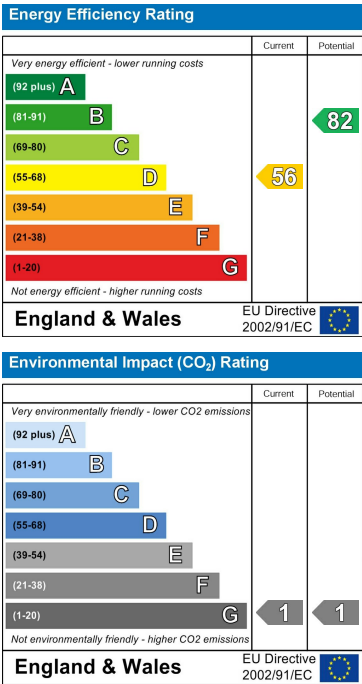
Floor Plan



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.