



# GRISDALES

PROPERTY SERVICES



## Lynton Frizington Road, Cleator Moor, CA25 5EZ

**£259,000**

Situated on Frizington Road, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for a family and couples alike. The spacious lounge provides a welcoming atmosphere flowing nicely into the conservatory where the natural lights shines bright.

The exterior of the home is equally appealing, featuring a gorgeous mature front garden that enhances the property's curb appeal with added bonus of fabulous fell views. The low maintenance rear garden offers a private outdoor space, ideal for enjoying sunny days. Additionally, the property boasts off-road parking and a detached garage, providing ample storage and convenience for parking.

With its combination of spacious living areas, beautiful gardens, and practical amenities, this property is sure to attract those looking for a comfortable and inviting place to call home. Don't miss the chance to make this amazing house your own, call us today on 01946 693931.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## ENTRANCE

Is via uPVC part glazed brown door, leading into:

## VESTIBULE

With door leading into:

## HALLWAY

Radiator, stairs to first floor. Door leading to:

## LIVING ROOM

21'4" x 12'11" (6.51 x 3.94)



Front aspect double glazed window, with fell views. Gas fire within decorative surround, radiator, French doors leading to:

## CONSERVATORY

9'4" x 8'5" (2.85 x 2.57)



Decorative glazed windows, vinyl flooring, doors leading to rear external.

## KITCHEN DINER

15'0" x 11'2" (4.58 x 3.42)



With a range of cream, wooden farmhouse style wall and base units with complementary work surfaces. Integrated electric oven and gas hob with extractor from above. Inset sink and drainer unit. Rear and side aspect double glazed windows. UPVC side door leading to driveway. Door leading to:

## DOWNSTAIRS W.C

## FIRST FLOOR LANDING

Doors leading to:

## BEDROOM ONE

12'9" x 8'9" (3.89 x 2.69)



Front aspect double glazed window with fell views, double in size, radiator.

## BEDROOM TWO

12'11" x 12'9" (3.95 x 3.89)



Rear aspect double glazed window, double in size, radiator.

## BEDROOM THREE

10'9" x 6'6" (3.29 x 2.00)



Front aspect double glazed window with fell view, radiator, single in size.

## BATHROOM



Four piece suite comprising of walk in shower with uPVC wall panelling, bath, W.C and wash basin with underneath storage. Neutral, decorative, wall tiling, two frosted windows, radiator.

## FRONT EXTERNAL



Double gated driveway for three to four vehicles alongside shillies and grassed lawn with decorative borders.

## VIEWS



Uninterrupted fell views can be enjoyed from the front of the property.

## GARAGE

18'10" x 9'2" (5.76 x 2.80)

Double in length with up-and-over manual front door.

## REAR EXTERNAL



Low maintenance block paving with shillied borders. The greenhouse can also be included within the sale.

## DIRECTIONS

From Whitehaven, travel towards Hensingham and follow signs for Cleator Moor taking the first exit at the mini roundabout. At the second Mini roundabout take the second

exit and continue along, through Cleator Moor to the T junction with the A5086. Turn left and after a short distance you'll find Lynton displaying a Grisdales for sale sign.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band C.

## 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.

## REE 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**

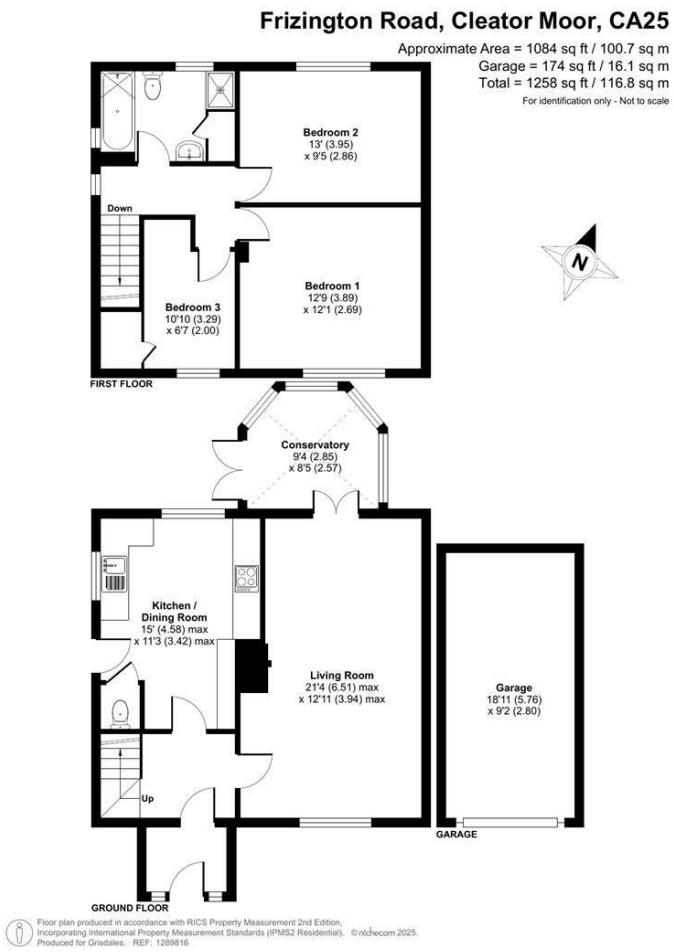
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

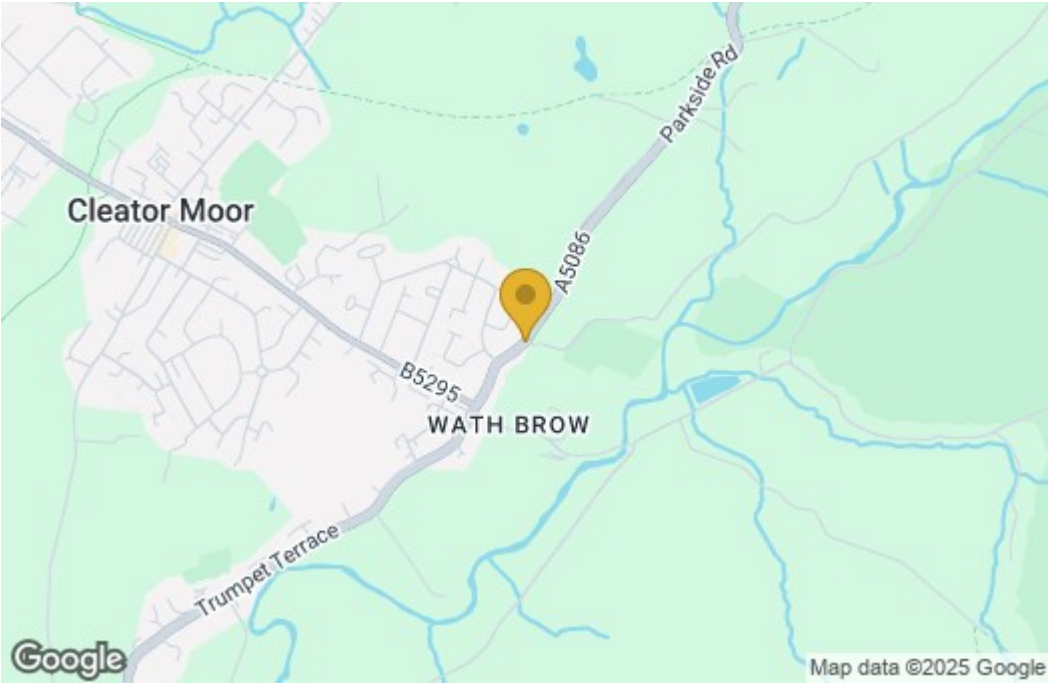
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.



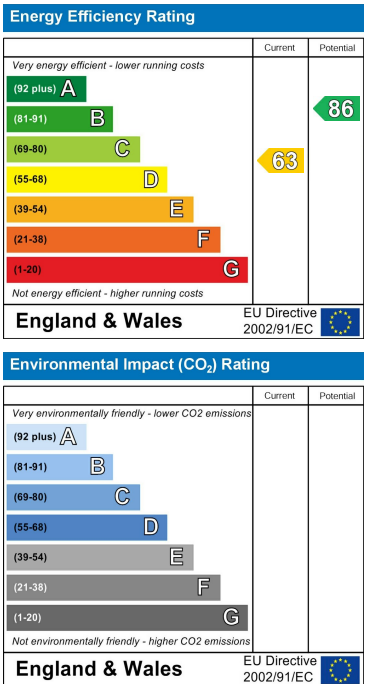
Floor Plan



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.