



## 7 Todholes Road, Cleator Moor, CA25 5LU

**£55,000**

\*\*\* CALL TO BOOK YOUR PLACE ON THE OPEN HOUSE VIEWING - SATURDAY 28TH JUNE @ 2:15-2:45PM \*\*\*

Bring your sketch pad and some imagination... with some tasteful upgrades, this terraced house will make a beautiful home. With ample space incorporating two reception rooms, good sized kitchen, bathroom, two first floor DOUBLE bedrooms and two additional versatile rooms in the loft space.

Sitting pleasantly on a quiet road just a short walk to nearby local Schools, shops, services and public transport links whilst also benefitting from a generous rear garden and a single garage nearby which is leased from the Council.

## THINGS YOU NEED TO KNOW

The property is Freehold and benefits from mains gas, electric, water and drainage supplies.

The property has recently had a new roof and two new velux windows in the Loft Rooms.

## ENTRANCE HALLWAY

Stairs to the first floor and doors to:

## LIVING ROOM

9'5" x 9'0" (2.89 x 2.75)



Cosy sitting room with front aspect window and radiator.

## DINING ROOM

12'10" x 12'4" (3.93 x 3.78)



Generous second reception space or family dining room with rear aspect window and fireplace.

Door to:

## KITCHEN

15'1" x 7'6" (4.60 x 2.29)



A great space to re-work into your dream kitchen set up with rear aspect window and further access to:

## REAR HALLWAY

Door leading to the rear external, and door to:

## BATHROOM



Ground floor bathroom with three piece suite, majority tiled walls and side aspect window.

## BACK FROM THE ENTRANCE HALLWAY

Stairs lead to the first floor landing, with access to:

## BEDROOM ONE

12'11" x 8'10" (3.96 x 2.70)



Double Bedroom with front aspect window, radiator and storage cupboard.

## BEDROOM TWO

12'11" x 9'8" (3.96 x 2.97)



Double Bedroom with rear aspect window, radiator and storage cupboard.

## BACK FROM THE FIRST FLOOR LANDING

Stairs lead up to:

## LOFT ROOM ONE

13'1" x 12'11" (4.00 x 3.94)



Versatile space to use as you wish, with velux window and door to:

## LOFT ROOM TWO

12'11" x 12'11" max (3.96 x 3.95 max)



Continuation of the additional loft room space with Velux window.

## EXTERNAL



Parking is by way of on street, or from use of the single garage nearby.

To the rear of the property there is a small yard and further generous garden.

\*Note: The land in which the garage sits on and garden are leased from the council. This can be changed into the new owners details upon completion. Current fees are £30 each per annum.

## COUNCIL TAX

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

## DIRECTIONS

From Whitehaven follow signs to Cleator Moor. Continue along the B5295 (Leconfield Street - Ennerdale Road) towards Wath Brow. Turn right onto Todholes Road, and the property can be located 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.

## 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.

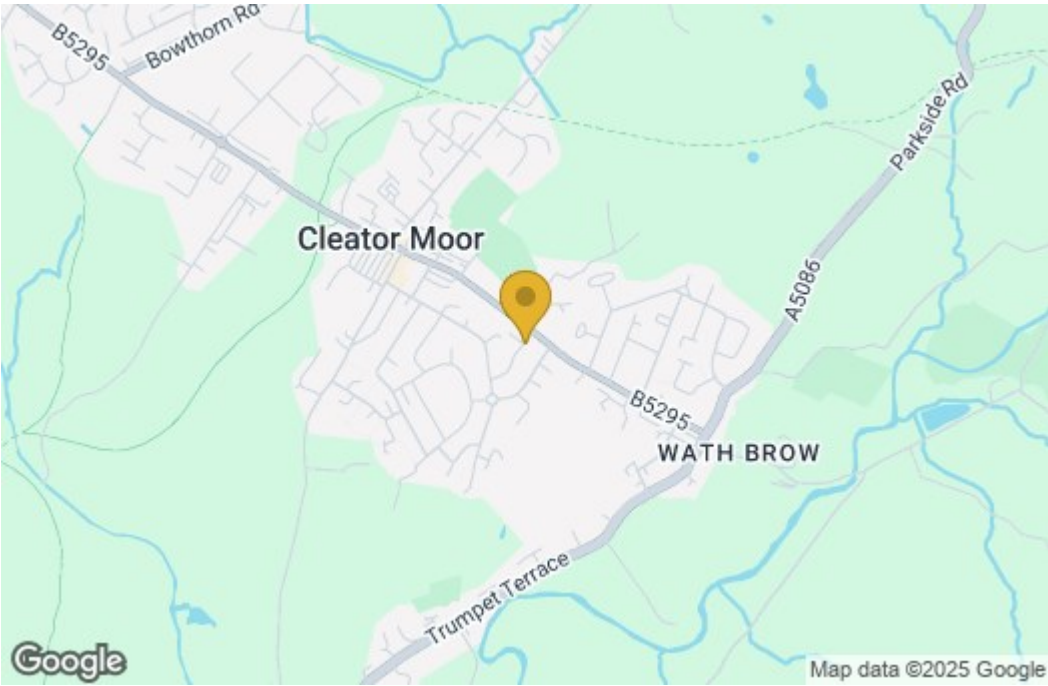
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct

Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

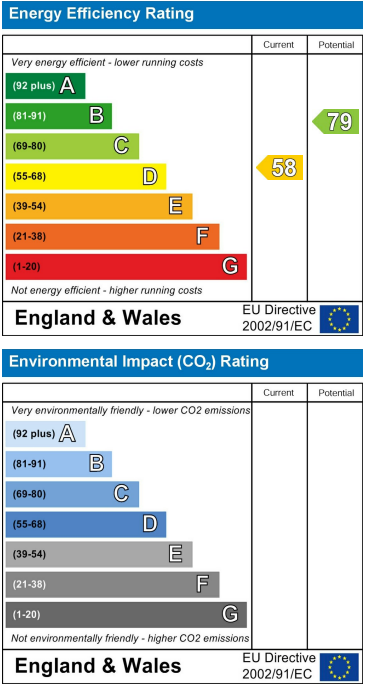
Floor Plan



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.