



## 49 Arlecdon Road, Frizington, CA26 3UX

**£155,000**

Soak up the countryside views and enjoy the lifestyle you've been waiting for.

This property really does have something for everyone, and that's why we love it. With so much versatility, it's a true blank canvas, ready for you to put your own stamp on and create the space you've always imagined.

Need room for hobbies, storage, or even the start of a small business venture? The double garage gives you all the flexibility you could wish for, with extra off-road parking right in front. And the best part? None of this takes away from the spacious interior that's just waiting to be lived in.

This is a home that's ready to grow with you – whatever your plans may be. To arrange a viewing, call us today on 01946 693931.

## THINGS YOU NEED TO KNOW

The property is Freehold and offers mains electricity and water connections. The property has an Air Source Heat Pump. The property benefits from solar panels which are owned. The property has recently has new front and rear doors installed.

The property is currently going through Probate. Status: Submitted

## PORCH

13'5" x 6'2" (4.11 x 1.88)

A handy space for kicking off muddy boots after a walk around nearby fells. Door to:

## LIVING ROOM

13'8" x 11'9" max (4.19 x 3.59 max)



Neutral and inviting with front aspect double glazed window.

## DINING ROOM

12'4" x 11'8" (3.76 x 3.57)



Neutrally decorated with double glazed window to the side, overlooking the off road parking. Door to:

## KITCHEN

10'11" x 9'0" (3.34 x 2.76)



re-design to suit your needs, a great space to work with and rear facing double glazed window alongside double glazed door for rear garden access.

## BACK FROM THE LIVING ROOM

STAIRS LEAD TO:

## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE

12'5" x 11'8" (3.81 x 3.56)



Double bedroom with rear aspect double glazed window, storage cupboard housing the water tank and door to:



## WETROOM



Newly installed Wet Room incorporating W.C, wash hand basing and electric shower, fully paneled wall coverings and frosted glass double glazed window.

## BEDROOM TWO

11'7" x 10'4" (3.55 x 3.17)



Double bedroom with front aspect double glazed window and loft access, ideal for additional storage.

## EXTERNAL FRONT



Benefitting from a generous end plot, unlike other two bedroom terraced houses in the area, this home benefits from off road parking for multiple vehicles alongside access to a double garage.

## DOUBLE GARAGE

21'5" x 19'11" (6.54 x 6.09)



Versatile space whether you continue to use for the original intent, or adapt and turn the space into a business venture. One of the doors is on electrics, the other being a pull up and over. Power and lighting facilities.

## EXTERNAL REAR



Generous, fully secure rear garden, larger than most others which is mainly laid to lawn with breathtaking fell views and access to yet another storage space!

## STORE

15'9" x 6'2" (4.81 x 1.89)

## DIRECTIONS

Travelling from Frizington on the A5086 passed the turn off to the right for Skelsceugh Road take the next left fork into Arlecdon onto Barwise Row. At the end of the road, turn left on Arlecdon Road and the property can be found, after the Church on the Right hand side.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band A

## VIEWINGS

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.

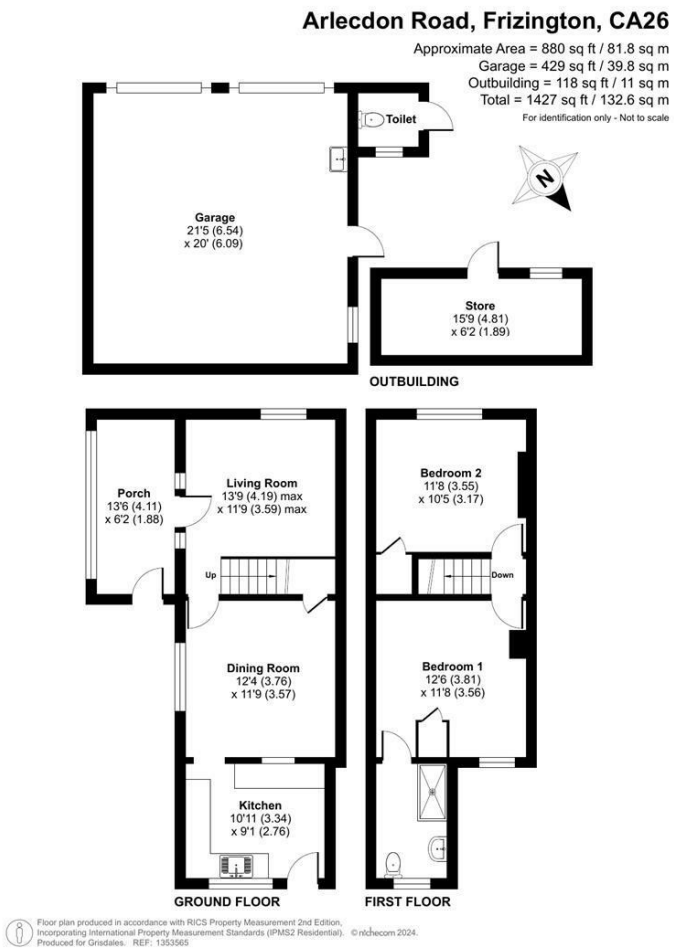
## MORTGAGE ADVICE

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.

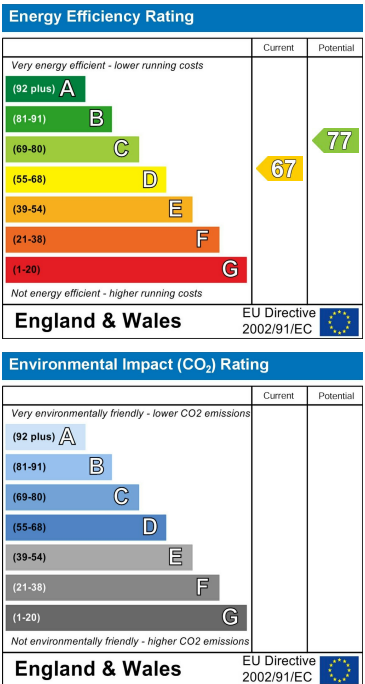
Floor Plan



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.