



GRISDALES

PROPERTY SERVICES



29 Church Street, Moor Row, CA24 3JJ

£55,000

Pick up your sketch pad and picture what this home could look like.

It may appear small on paper... but with generously sized rooms, you could easily grow with this property. Whether you're a first time buyer, downsizer or property investor - this one is definitely worth looking at.

The property benefits from a good sized lounge, well proportioned kitchen and bathroom to the ground floor and two Double bedrooms to the first floor, accompanied by a small front courtyard garden and small rear yard with store. To arrange your viewing, give us a call on 01946 693931.

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

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

The gas combi boiler appears to be a newer model.

ENTRANCE HALLWAY

Stairs to the first floor landing, doors to:

LIVING ROOM

10'8" x 8'9" (3.26 x 2.67)



Front aspect double glazed window, radiator, fireplace, TV and telephone points.

KITCHEN

12'0" x 10'6" (3.66 x 3.22)



Range of wall and base units with complimentary work surfaces and tiled splash backs, inset stainless steel sink unit with mixer tap over, integral electric oven with gas hob and stainless steel extractor hood over, plumbing for a washing machine, double glazed window, radiator and door to:

BATHROOM



Three piece suite comprising of a shower cubicle, W.C, wash hand basin, full tiled wall coverings and frosted glass double glazed window.

BACK FROM THE ENTRANCE HALLWAY

Stairs lead to the first floor landing with doors to:

BEDROOM ONE

11'9" x 10'11" (3.6 x 3.34)



Double bedroom with rear aspect double glazed window, radiator and storage cupboard housing the combi boiler.

BEDROOM TWO

12'0" x 11'0" (3.67 x 3.37)



Double bedroom with front aspect double glazed window and radiator

EXTERNAL FRONT



Small courtyard style garden with gated access with parking on street.

EXTERNAL REAR



Rear yard with additional storage space and gates access to the rear lane.

DIRECTIONS

From Whitehaven follow the A595 to Egremont, passing West Lakes Science Park on the left hand side. Take the Left Turn signposted for Moor Row. Continue along Scalegill Road, and

bare left at the top, onto Church Street. The property can be located on the left 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.

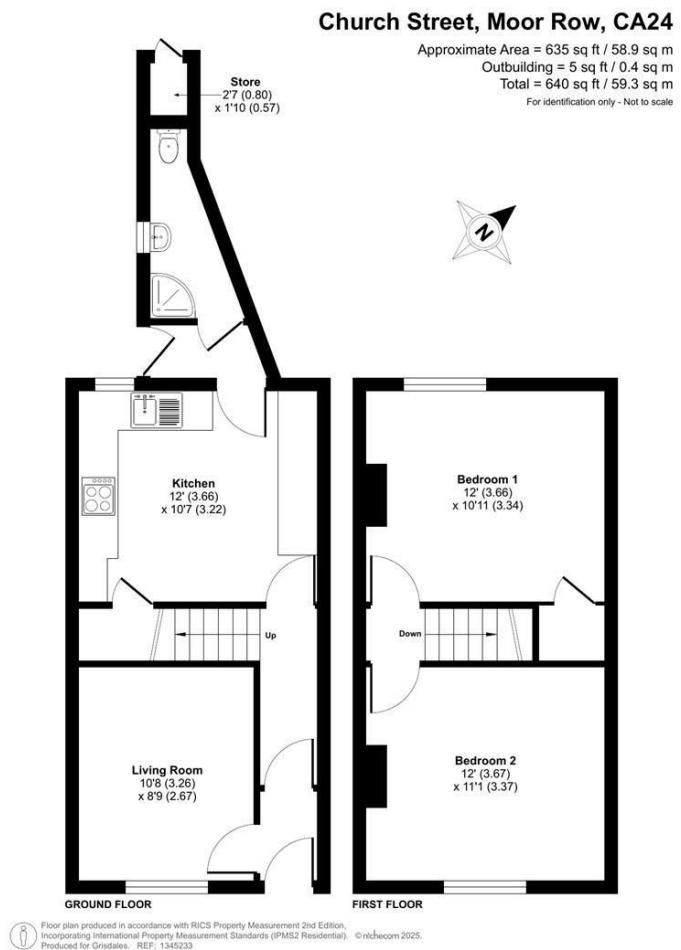
MORTGAGE ADVICE

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.

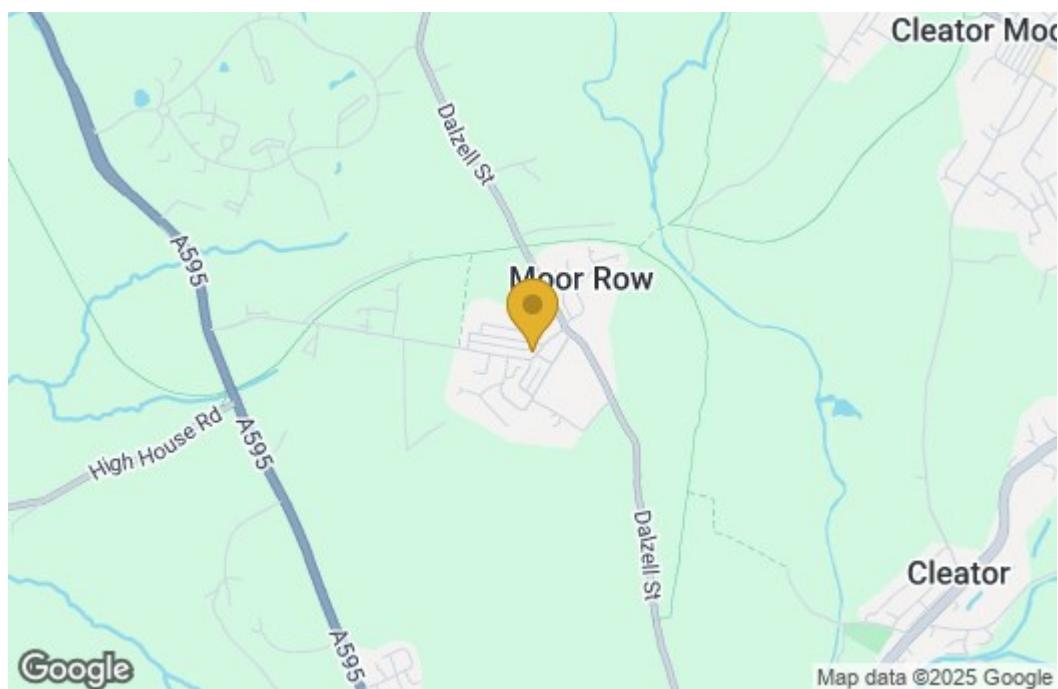
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

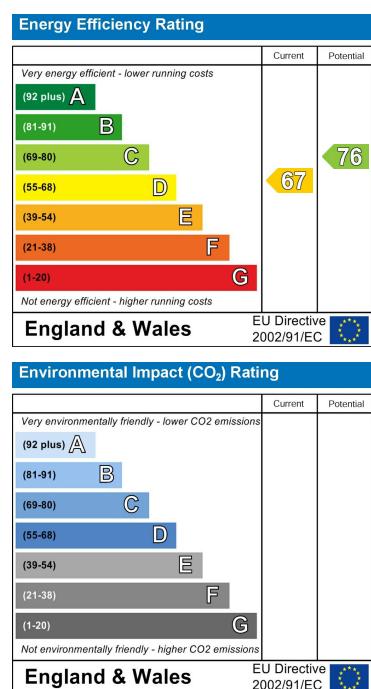
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.