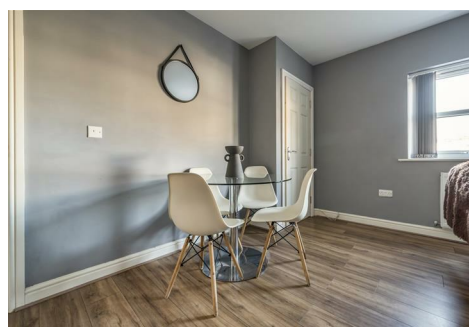




130A Main Street, Frizington, CA26 3PB

£120,000

This modern 3 double-bedroom home ticks all the boxes — sleek interiors, bathroom + en suite, and a spacious, traditional kitchen.

Set just moments from schools, local shops, and takeaways, it's perfect for families or busy professionals who want convenience without compromise.

Fresh, modern, and move-in ready — this home could be exactly what you've been waiting for.

Call us today on 01946 693931 to take a look around.

ENTRANCE



LOUNGE DINER

16'2" x 13'3" (4.93 x 4.04)



Front aspect double glazed window, door leading to:

KITCHEN

19'3" x 9'6" (5.87 x 2.90)



Range of wooden wall and base units with complementary work surfaces

UTILITY ROOM AND W.C



W.C, wash basin, frosted window, wall mounted boiler,

FIRST FLOOR LANDING

Doors leading to:

BATHROOM



Three piece suite comprising of bath with overhead shower, W.C and wash basin, radiator, decorative tiling, double glazed frosted window.

BEDROOM ONE

12'2" x 7'11" (3.71 x 2.43)



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

BEDROOM TWO

13'8" x 9'10", 291'11" (4.19 x 3.89)



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

SECOND FLOOR

Door from first floor landing leading to:

BEDROOM THREE

19'3" x 16'2" (5.87 x 4.95)



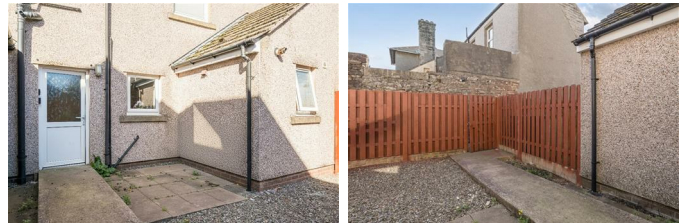
Master double bedroom, two Velux windows, radiator, door leading to:

EN SUITE SHOWER ROOM



Three piece suite comprising of walk in shower, W.C and wash basin, radiator, Velux window,

EXTERNALLY



Low maintenance, private rear yard with patio area.

PARKING



One allocated space to the side of the property.

DIRECTIONS

The property is best approached from Loop Road North, turn left onto Ribton Moorside, at the roundabout take the first exit to Main Street. At the next roundabout take the second exit to Cleator Moor, turn left and then right onto Mill Street, continue to the roundabout and take the 1st exit onto Main Street. The property can be found on the right hand side just after the turn for "Yeathouse Road".

COUNCIL TAX

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

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.

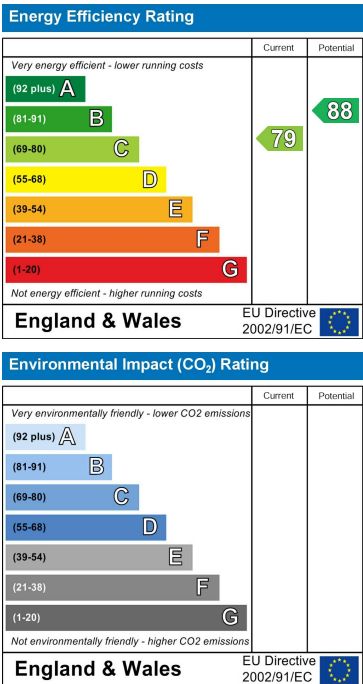
Floor Plan



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.