



Tanglin Jacktrees Road, Cleator Moor, CA25 5AY

£250,000

This BRAND NEW detached bungalow is a rare gem that blends effortless style with everyday comfort. From the moment you arrive, the clean lines, crisp finish, and private off-road parking set the tone for what's inside.

Behind the front door, you'll find two generous double bedrooms made for lazy Sundays and peaceful nights. The light-filled kitchen-diner is perfect for everything from morning coffee to impromptu dinner parties. A handy utility room keeps the chores behind the scenes, while the sleek, modern bathroom invites you to unwind in style.

Fresh and functional this home is more than move-in ready — it's ready to be lived in, loved, and shown off.

ENTRANCE

12'9" x 8'0" (3.89 x 2.46)

Entrance is via UPVC front door into:

HALLWAY



Two radiators, ceiling spotlights, doors leading to:

LIVING ROOM

15'7" x 12'2" (4.75 x 3.73)



Front and side aspect double glazed windows, radiator, ceiling spotlights.

KITCHEN DINER

15'7" x 10'5" (4.75 x 3.20)



Range of grey gloss wall and base units with complementary marble effect worktops. Integrated induction hob with extractor fan above. Integrated electric oven and grill. Integrated fridge freezer. Marble floor tiling. Inset sink and drainer unit. Side aspect of a glazed window. Radiator. Breakfast bar seating area. Door leading to:

UTILITY ROOM

9'1" x 5'10" (2.77 x 1.80)

Wall mounted boiler, UPVC door leading to rear external.

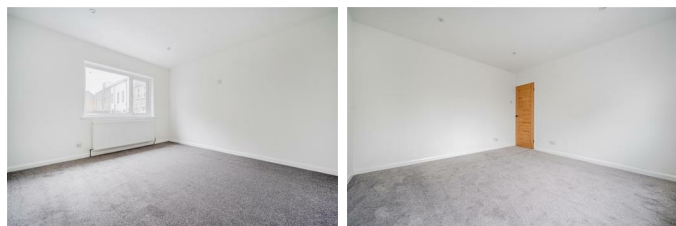
BATHROOM



Three-piece suite comprising of bath with overhead waterfall shower, WC and wash basin set within unit. Heated towel rail. Grey floor tiling. Rear aspect frosted window. Extractor fan. Hatch leading to loft.

BEDROOM ONE

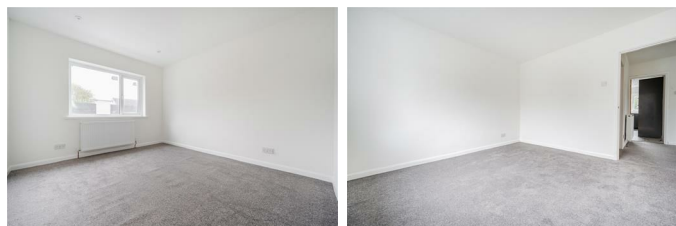
12'2" x 11'8" (3.73 x 3.56)



Double in size, radiator. Front aspect double glazed window. Ceiling spotlights. USB electric points.

BEDROOM TWO

11'6" x 10'5" (3.51 x 3.20)



Double in size. Side aspect double glazed window. Radiator. Ceiling spotlights. USB electric point.

EXTERNAL



Low maintenance garden with paving and slates surrounding the property. Seating area to the rear.

DRIVEWAY



Driveway to the side for multiple vehicles.

DIRECTIONS

The property is best approached by following the sign posts from Whitehaven to Cleator Moor. On approaching the village continue on Leconfield Street onto High Street. Turn Right at the square onto Jacktrees Road and pass the park on the right hand side. The property is the grey and white one on the left hand side.

W3W///coconuts.speeds.ideal

COUNCIL TAX

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

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 GRIDDALES

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 Griddales, 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. Griddales 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

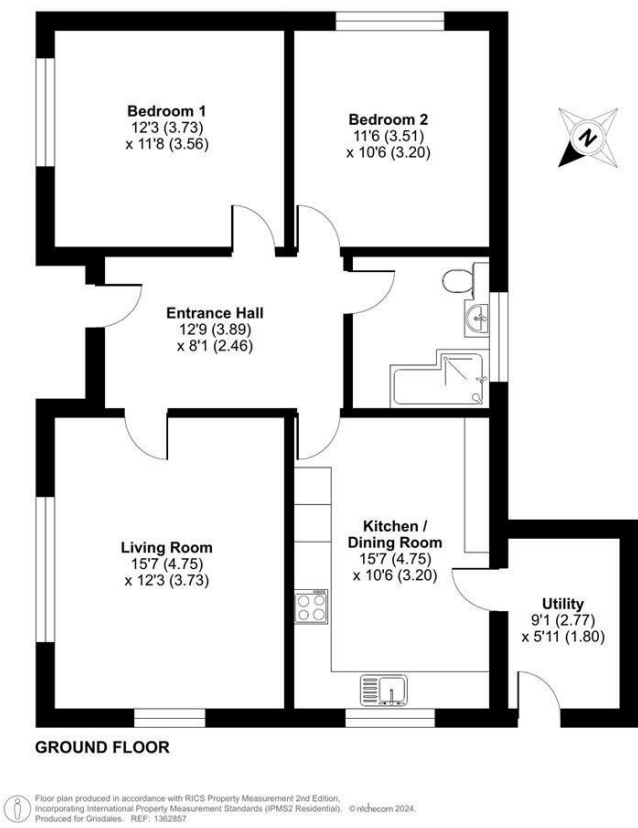
Griddales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

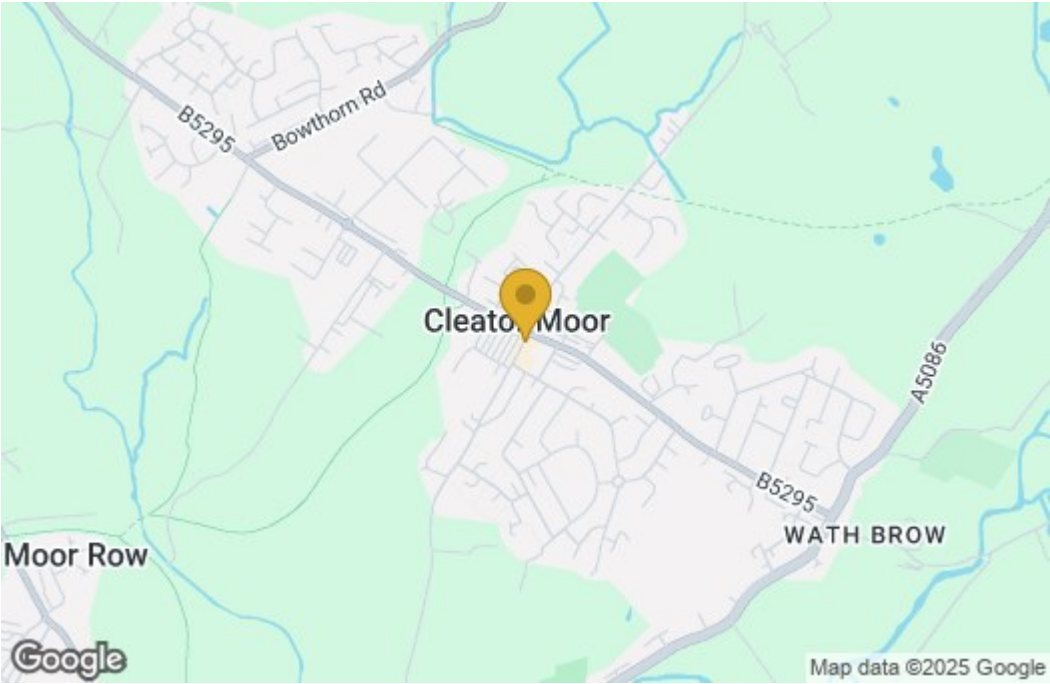
Floor Plan

Tanglin, Jacktrees Road, Cleator Moor, CA25

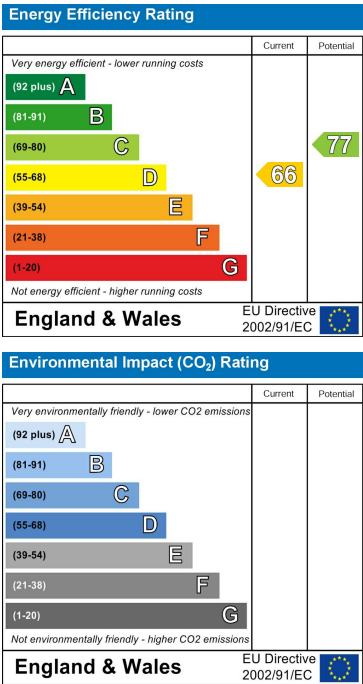
Approximate Area = 892 sq ft / 82.8 sq m
For identification only - Not to scale



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.