



GRISDALES

PROPERTY SERVICES



1 & 1A Whitehaven Road, Cleator Moor, CA25 5QN

£97,950

INVESTMENT

What an investment opportunity this property is! Fully converted to two self contained flats. suited to a buy-to-let investor, couple or professional, or you can live downstairs and rent upstairs.....so many possibilities.

The ground floor apartment is well presented with tasteful decor, having undergone a complete refurbishment. Full of modern touches including a large lounge/diner which goes on forever, two double bedrooms, newly fitted modern kitchen and bathroom.

The second floor flat is practical and self contained with an open plan lounge/kitchen, bathroom and large third floor bedroom.

Situated in a popular residential area of Cleator Moor, local amenities are just a stroll away and the area provides easy access to both Whitehaven and Sellafield.

Helping you find your perfect new home...

www.grisdales.co.uk

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ENTRANCE HALL

Access via UPVC door. Door to:

FLAT ONE - 1

Ground floor flat.

LOUGE/DINER

36'11" x 11'3" (11.24 x 3.42)

Extremely spacious lounge/diner with front aspect UPVC window, storage cupboard, three radiators, TV point.

REAR HALLWAY

17'1" x 3'3" (5.21 x 1.00)

Two radiators, part glazed UPVC giving external access.

BEDROOM ONE

12'10" x 11'9" (3.92 x 3.58)

Good sized double bedroom, radiator.

BEDROOM TWO

12'8" x 9'4" (3.85 x 2.84)

Double in size, radiator.

KITCHEN

11'7" x 10'7" (3.52 x 3.22)

A modern, contemporary style kitchen with side aspect UPVC window, range of base, drawer and wall units in grey gloss finish with complementary walnut effect work surface, five ring gas burner with double electric oven, stainless steel splash back and extractor fan, integrated fridge and freezer, laminate floor. Door to:

BATHROOM

9'11" x 4'0" (3.03 x 1.21)

Sun tunnel with glass pane window, three piece suite comprising L shaped bath with shower screen and shower over, wash basin with mixer tap and low level WC, the walls are fully panelled in grey PVC panelling with a pvc panelled ceiling,

FLAT TWO - 1A

First floor flat.

HALL STAIRS AND LANDING

Two electric radiators, storage cupboard.

OPEN PLAN LOUNGE/KITCHEN

14'6" x 11'5" (4.42 x 3.49)

Lights and airy lounge with front aspect UPVC window, electric coal-effect fire with white wooden surround, electric radiator, TV point. Archway to:

Kitchen Area

Range of beech effect wall and base units with a complementary dark grey work surface, integrated double oven

with four ring electric hob, stainless steel extractor fan and sink unit with mixer tap, grey splash back tiling and cream, vinyl flooring.

SHOWER ROOM

7'5" x 7'2" (2.25 x 2.18)

Side aspect opaque window, three piece suite comprising low level WC, wash basin and shower within cubicle with white tiling, radiator, vinyl flooring.

BEDROOM

24'5" x 14'9" (7.45 x 4.50)

Large attic bedroom with Velux window, feature beams, two electric radiators.

EXTERNALLY

Parking is by way of on street parking to the front of the property.

COUNCIL TAX

We have been advised by Copeland Borough Council (01946) 852585 that both of the flats are placed in Tax Band A.

DIRECTIONS

From Whitehaven take the B5295 (Cleator Moor Road) which leads you straight into Cleator Moor village. Go past the turning for Mill Hill and continue forward until you reach the row of terraced properties on your left hand side (Whitehaven Road). The property can be identified by the Grisdale For Sale Sign.

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.

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.

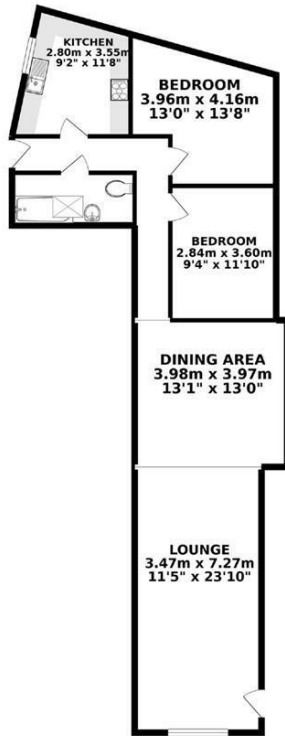
THINGS YOU NEED TO KNOW

The EPC Rating for 1 Whitehaven Road is D

The EPC Rating for 1a Whitehaven Road is G - with a potential to be a D with some work.

Floor Plan

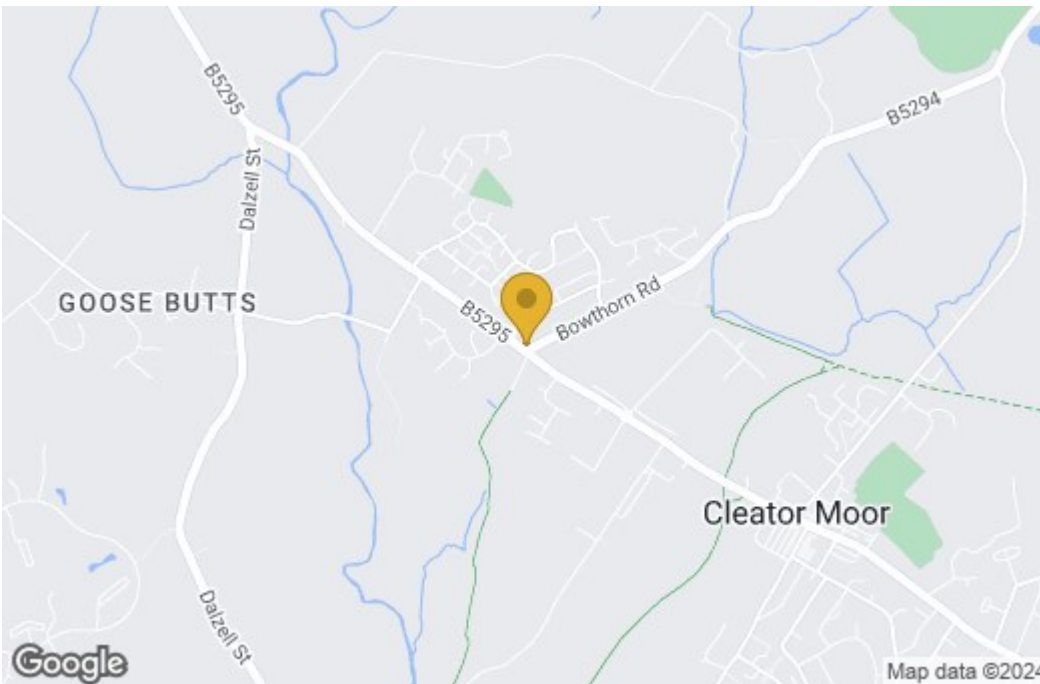
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox ©2019



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.