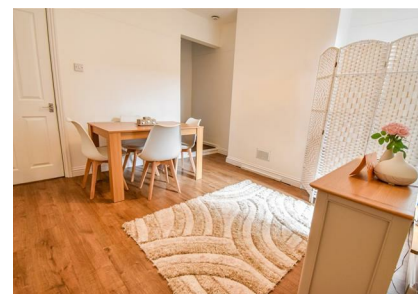


**Birks Road, Cleator Moor, CA25 5HR**

**Asking Price £95,000**

**Council Tax Band: A**



All the hard work has been done to this modernised property. Nicely plastered walls, new roof, damp-proofing and decorated to a high standard throughout.

With two double bedrooms, two reception rooms and an upstairs bathroom, this is the perfect property for first-time buyers or anyone looking to downsize.

Located close to the Health Centre and town centre, all local amenities are within easy reach.

The cosy lounge has a professionally installed woodburner, and is accessed through a handy porch that keeps the weather out and the heat in. A modern, efficient, and fully serviced combi-boiler takes care of the heating and hot water.

The spacious dining room offers flexible use as a second lounge and the adjacent kitchen and utility room offer plenty of storage, as well as integrated appliances.

Upstairs, the two double bedrooms offer comfortable accommodation, and a nicely presented bathroom completes the internal accommodation.

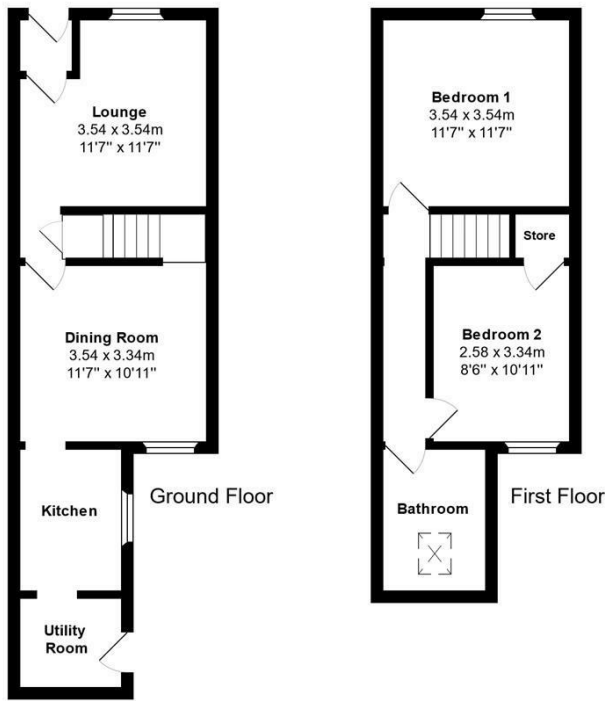
Outside, there is a small rear yard and a nice communal space that is perfect for meeting the neighbours.

In summary, a great little property that offers value for money and low running costs.



Open House West Cumbria

Measured Floor Plans: 23 Birks Road, Cleator Moor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	