



# GRISDALES

PROPERTY SERVICES



## 33 Birks Road, Cleator Moor, CA25 5HS

**£65,000**

Affordable and Full of Opportunity.... this end terraced house presents an excellent option for first-time buyers and investors alike. With no onward chain, the property offers a seamless transition for those looking to make it their own.

The house boasts a low-maintenance design, allowing you to enjoy your new home without the burden of extensive upkeep. A generous yard provides ample outdoor space without the hassle of upkeeping a garden. The location is particularly appealing for nature enthusiasts, as it is in close proximity to the stunning nearby fells and a variety of local walking routes, inviting you to explore our beautiful surroundings.

Convenience is key, and this property does not disappoint. With excellent public transport links, commuting to nearby towns is straightforward, making it an ideal choice for those who work in local employment hubs. Sitting centrally in Cleator Moor with a local convenience stores and schools nearby.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T : 01946 693 931 | E : whitehaven@grisdales.co.uk

## THINGS YOU NEED TO KNOW

The property is freehold and benefits from mains gas, electric, water and drainage services.

## ENTRANCE PORCH

uPVC double glazed door for access, leading too:

## LIVING ROOM/ DINING ROOM

21'3" x 11'5" max (6.48 x 3.48 max)



Generous, light and airy boasting front and rear double glazed windows. Door to:

## KITCHEN

14'4" x 7'6" (4.37 x 2.30)



Range of wall and base units incorporating oven and hob with extractor hood over, inset stainless steel sink unit and plumbing for a washing machine. Two double glazed window and door to access rear garden. Wall hung gas central heated combi boiler.

BACK FROM THE LIVING ROOM/ DINING ROOM

Stairs lead to:

## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE

11'3" x 10'8" (3.45 x 3.27)



Double bedroom with double glazed window facing to the front, TV point and radiator.

## BATHROOM



Three piece white suite comprising of a bath, WC and wash hand basin. Radiator and double glazed window.

## BEDROOM TWO

14'3" x 7'6" (4.35 x 2.29)



Double bedroom with double glazed window facing to the rear and radiator.

## EXTERNAL - FRONT



Parking is on street.

## EXTERNAL - REAR



Low maintenance but generous rear yard with gated access. Lovely views to nearby fells.

## DIRECTIONS

W3W: ///winner.appoints.blankets

## 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.

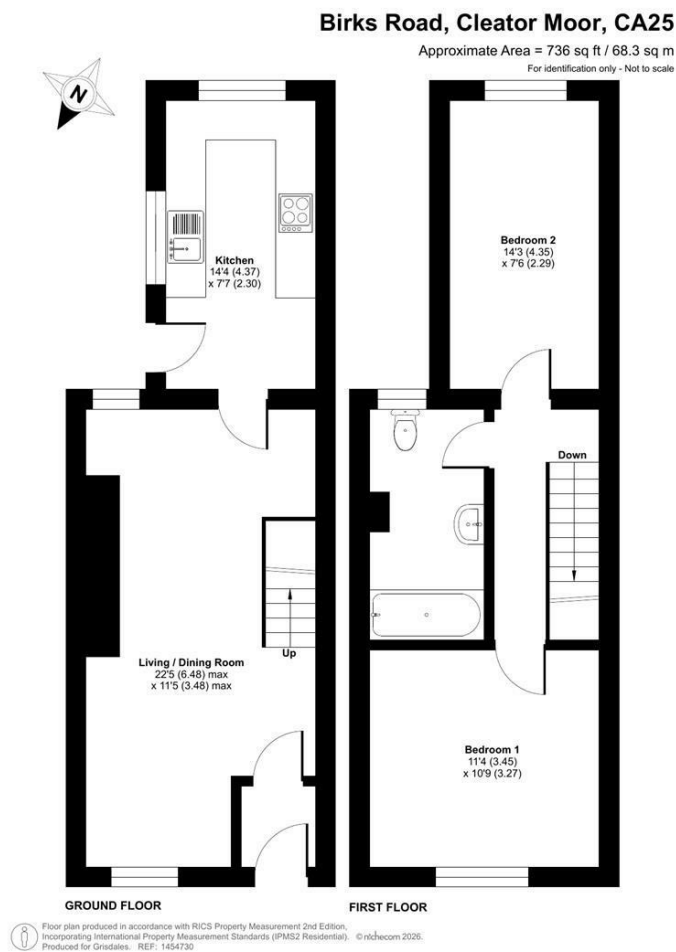
## MORTGAGE ADVICE

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.

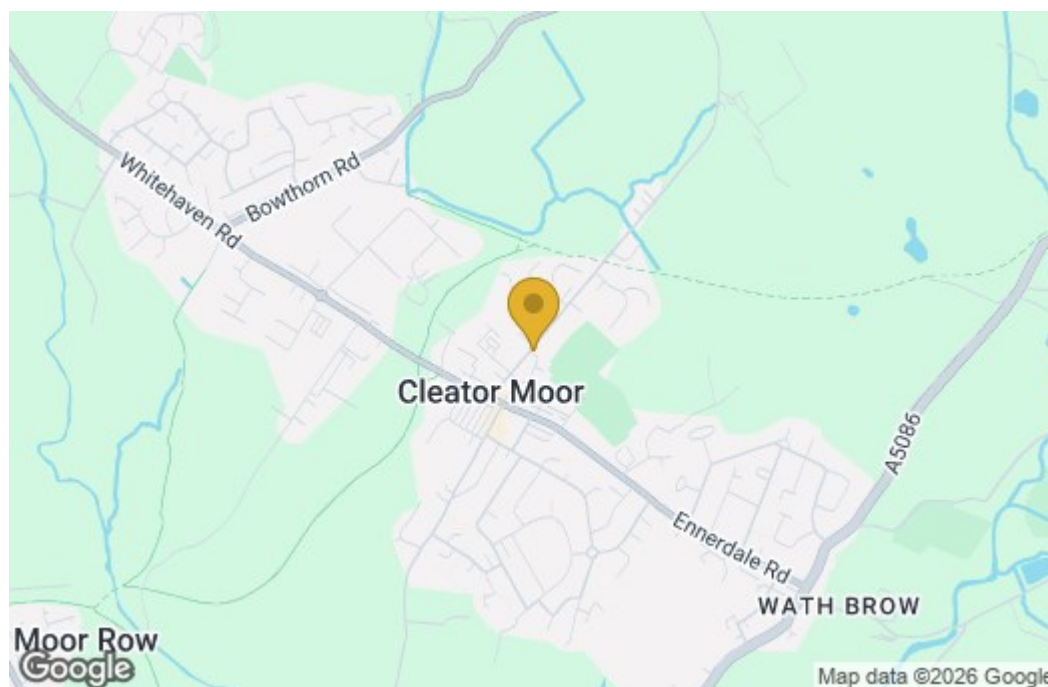
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

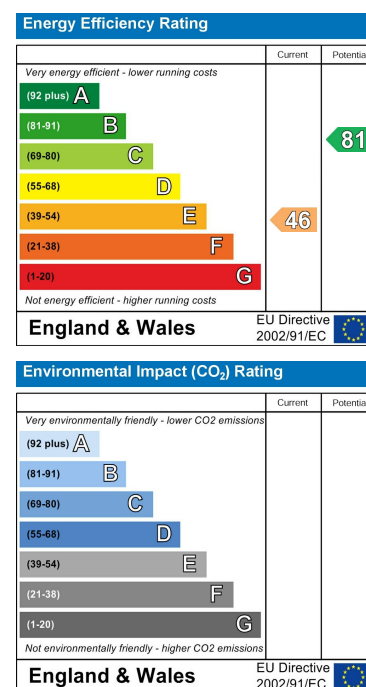
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.