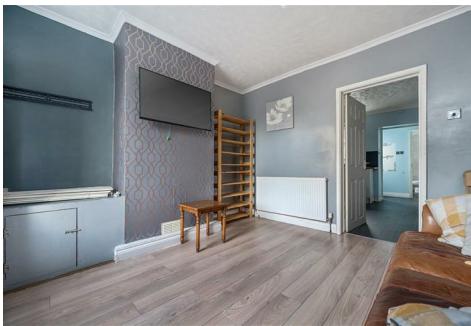




# GRISDALES

PROPERTY SERVICES



**38 Birks Road, Cleator Moor, CA25 5HS**

**£65,000**

This property offers a clean, modern finish throughout, making it an easy choice for anyone looking for a comfortable and contemporary space. Inside, you'll find two double beds, providing plenty of flexibility for guests, family, or tenants.

There's ample on-street parking, which adds a lot of convenience—no circling the block or fighting for a spot. Overall, it's a strong investment opportunity, ideal for the rental market. With its practical layout, modern style, and great parking situation, it's well-suited to attract reliable tenants and deliver long-term value.

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](mailto:whitehaven@grisdales.co.uk)

## ENTRANCE



Entrance is via a UPVC front door into:

## LOUNGE

11'3" x 11'0" (3.45 x 3.36)



Front aspect double glazed window, radiator, laminate flooring. Door leading to:

## KITCHEN

11'4" x 10'11" (3.47 x 3.33)



Fitted with a range of white gloss wall and base units with complementary work surfaces, inset sink and drainer unit, black fitted splash back, rear aspect double glazed window, integrated electric oven and hob. Stairs leading to first floor. Door leading to:

## INNER HALLWAY

## BATHROOM



Three-piece suite comprising of bath with overhead shower, WC and wash basin, side aspect frosted double glazed window, radiator, wall mounted combi boiler, UPVC wall panelling.

## BEDROOM ONE

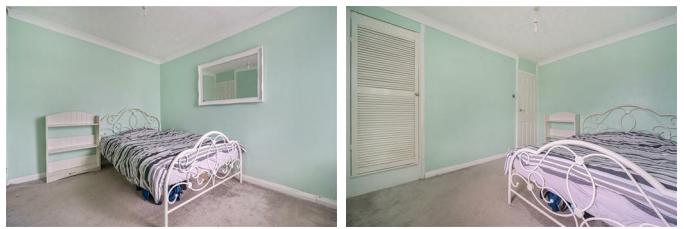
11'4" x 10'11" (3.46 x 3.33)



Double in size, front aspect double glazed window, radiator.

## BEDROOM TWO

10'11" x 8'8" (3.34 x 2.65)



Double in size, rear aspect double glazed window, radiator, built-in storage cupboard.

## EXTERNALLY



Parking is by way of on-street, yard to rear, alongside small garden space.

## DIRECTIONS

From Whitehaven travel south on the A595 and get into the left hand lane signposted Cleator Moor. At the mini roundabout turn left to travel up Hensingham Main Street. At the next mini roundabout travel across to travel past Copleand Swimming Pool. Continue through Keekle and into Cleator Moor. Travel past the CO OP supermarket and take left turn at the market square onto Birks Road. The property can be found further along on the right hand side.

W3W///eggs.objective.onlookers

## OWNER'S COMMENTS

### THINGS YOU NEED TO KNOW

Double glazing  
Central heating

### 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 2

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

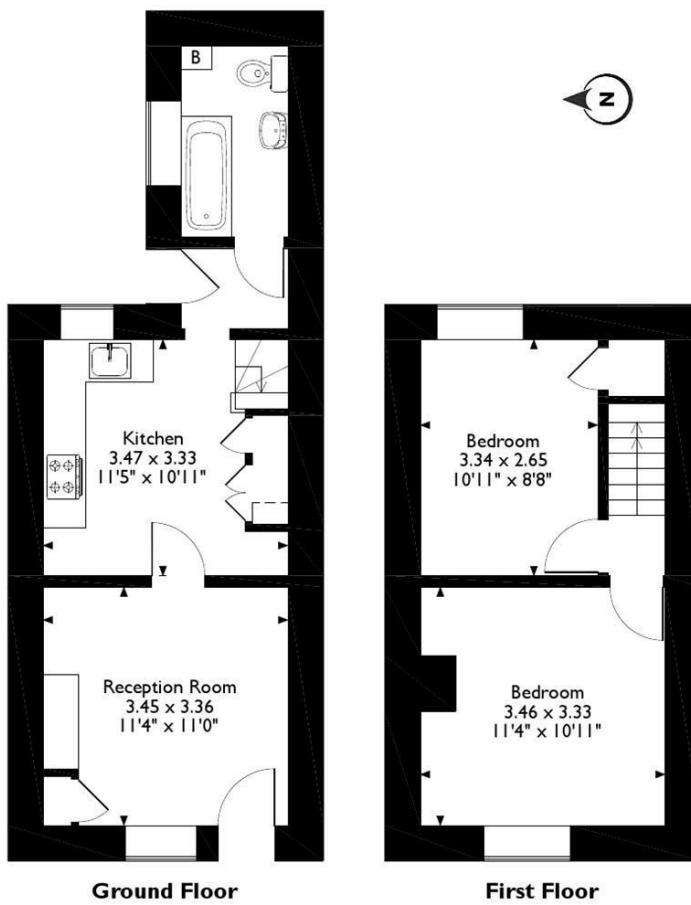
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

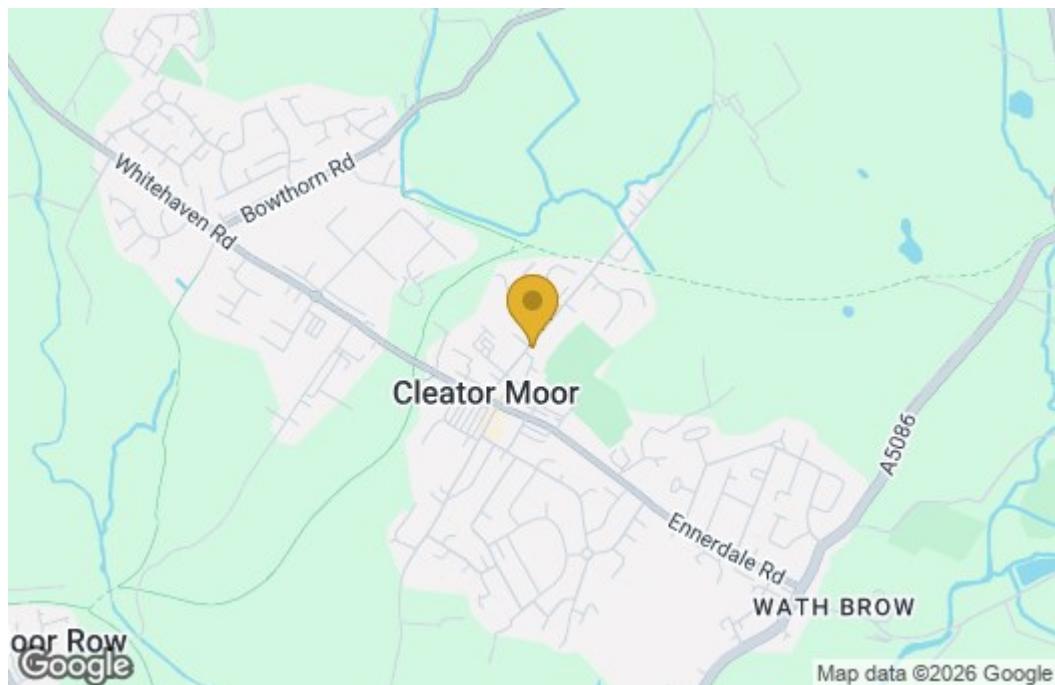
## Floor Plan

Birks Road, Cleator Moor, Cumbria, CA25 5HS

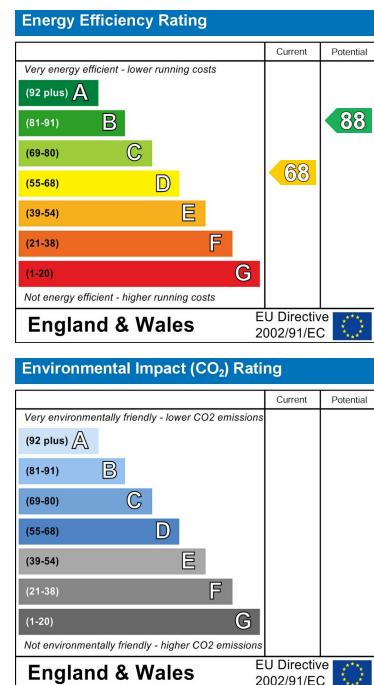


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## 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.

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