



62 Birks Road, Cleator Moor, CA25 5HT

Guide Price £85,000

PFK

62 Birks Road

The Property:

A clean and tidy two bedroom terraced home that is truly turnkey ready, featuring brand new kitchen, bathroom and décor throughout, all finished in neutral grey and white styling. An ideal opportunity for first time buyers or investors alike.

Accommodation comprises a lounge/diner, kitchen, rear porch and downstairs bathroom, along with two double bedrooms. Externally, there is also a low maintenance rear garden.

Being sold with the added bonus of no onward chain!

- **2 bedroom terraced property**
- **Ideal first time buy**
- **Turn-key condition**
- **Garden**
- **Brand new kitchen & bathroom**
- **EPC Rating TBC**
- **Council Tax Band 'A'**
- **Tenure: Freehold**





62 Birks Road

Location & Directions:

Cleator Moor is a traditional west Cumbrian town situated on the edge of the Lake District National Park, offering a good range of everyday amenities including shops, schools, cafés and local services. The area is well placed for access to nearby employment centres such as Whitehaven and Sellafield, making it popular with both local buyers and commuters. Surrounded by attractive countryside and within easy reach of the Cumbrian coastline and fells, Cleator Moor combines convenience with access to outdoor pursuits and scenic surroundings.

Directions

The property can be easily found on Birks Road using postcode CA25 5HT and it is number 62, otherwise by using what3words location [///tags.panic.flagpole](https://www.what3words.com/location/@@@tags.panic.flagpole)



ACCOMMODATION

Lounge

10' 8" x 19' 8" (3.25m x 6.00m)

Kitchen

9' 8" x 7' 7" (2.95m x 2.32m)

Rear Porch

5' 9" x 2' 10" (1.74m x 0.86m)

Bathroom

5' 9" x 9' 8" (1.74m x 2.94m)

FIRST FLOOR

Landing

Bedroom 1

10' 8" x 9' 3" (3.24m x 2.82m)

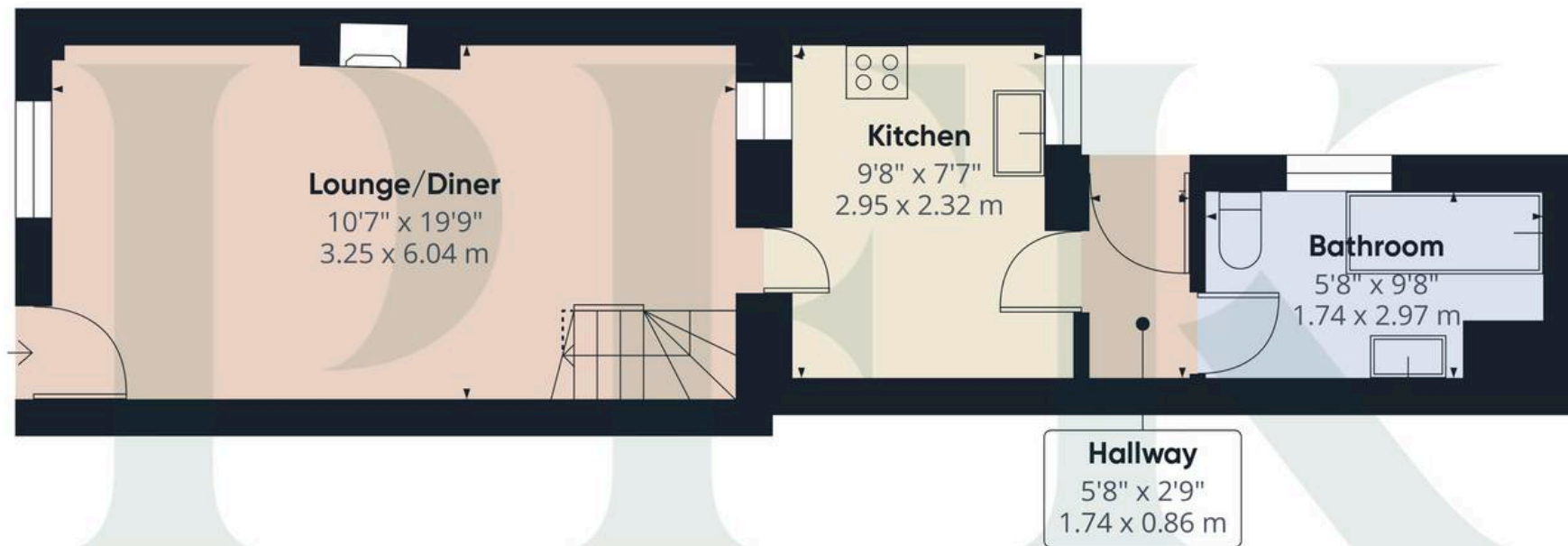
Bedroom 2

7' 9" x 9' 10" (2.37m x 3.00m)

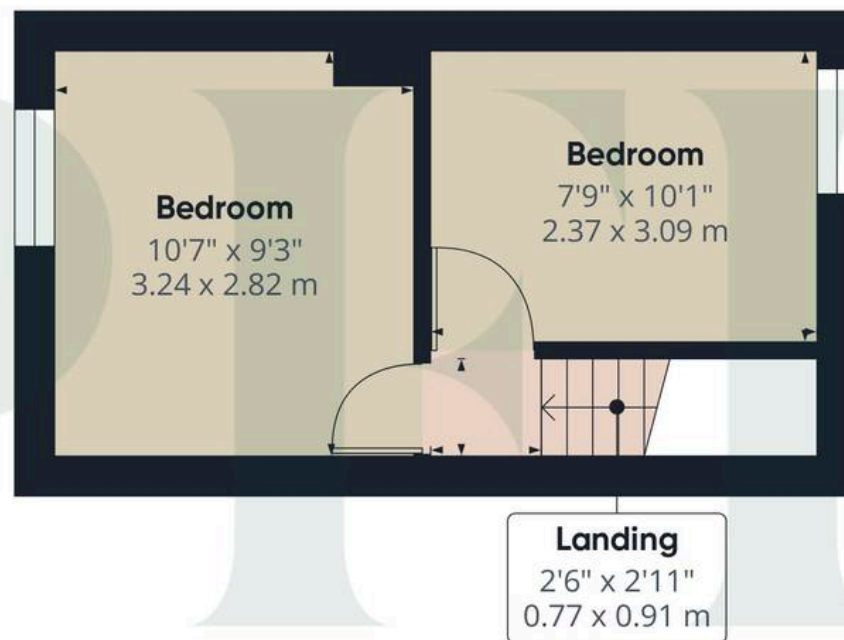
EXTERNALLY

Garden





Floor 0



Floor 1



Approximate total area⁽¹⁾

547 ft²
50.8 m²

Reduced headroom

6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas fired central heating, double glazing installed. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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