



5 Kiln Brow, Cleator, CA23 3DF

Guide Price £90,000

PFK

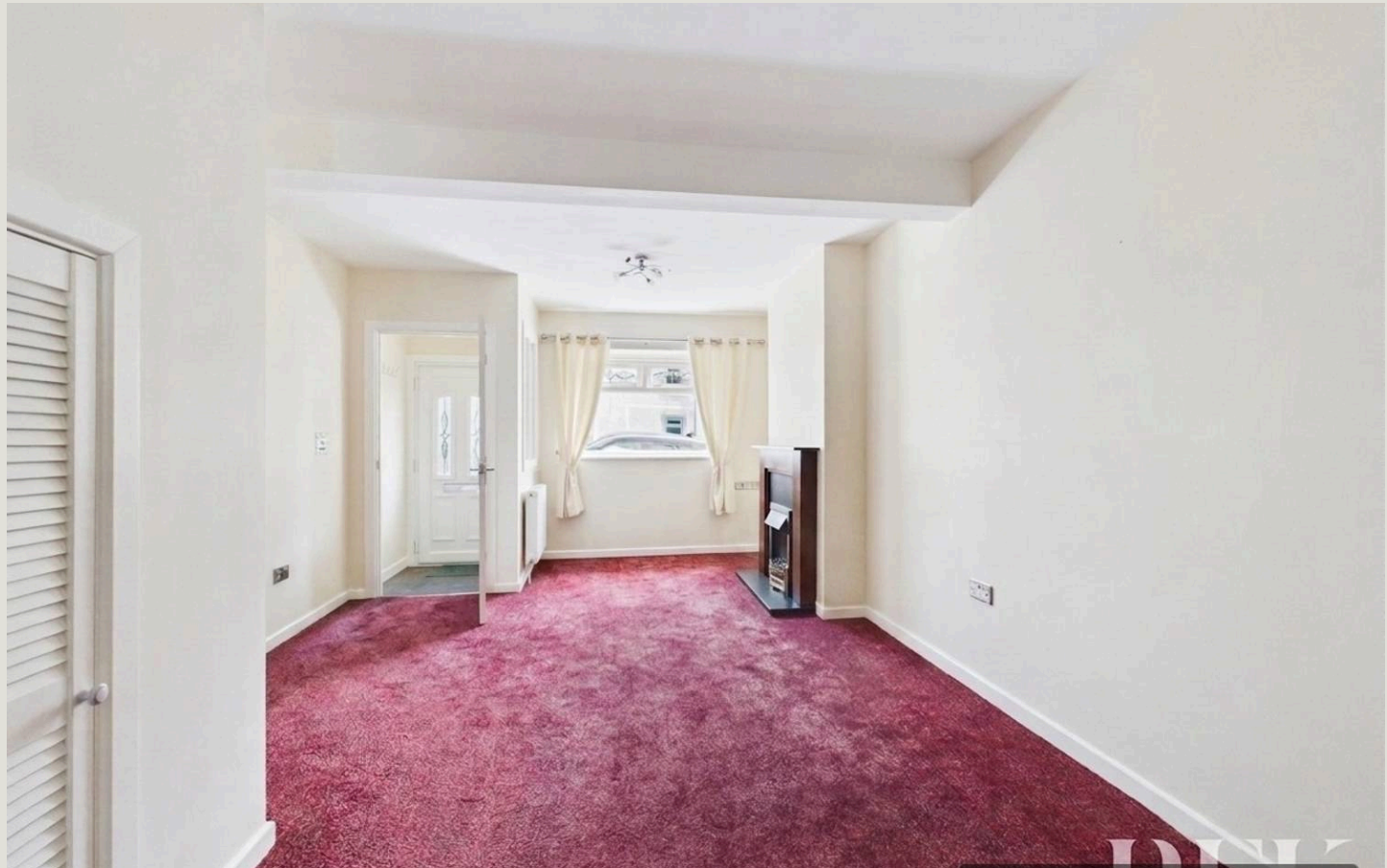
5 Kiln Brow

The Property:

Occupying a pleasant position on Kiln Brow, in the the village of Cleator, this beautifully presented two bedroom terraced home enjoys an enviable location on the renowned Coast to Coast walking route, making it an excellent choice for first time buyers, professionals, holiday let investors or those seeking a ready to move into buy to let property. Offered for sale with the advantage of vacant possession, the property provides well appointed accommodation comprising an entrance porch, spacious lounge/diner, contemporary fitted kitchen with breakfast bar, rear porch, modern shower room and two well proportioned bedrooms. A generous loft space, previously used as a hobby and craft room, offers useful storage space.

Externally, the property benefits from a small rear yard, together with residents' parking to the rear. The location is perfect for those looking to enjoy the western Lake District, with easy access to Ennerdale Valley, Dent Fell and the surrounding fells, while also being well placed for commuters travelling to Sellafield and other major west Cumbrian employment centres.

Combining a sought after location, move in ready accommodation and excellent versatility, this is a superb opportunity in a lovely setting. Early viewing is highly recommended.





5 Kiln Brow

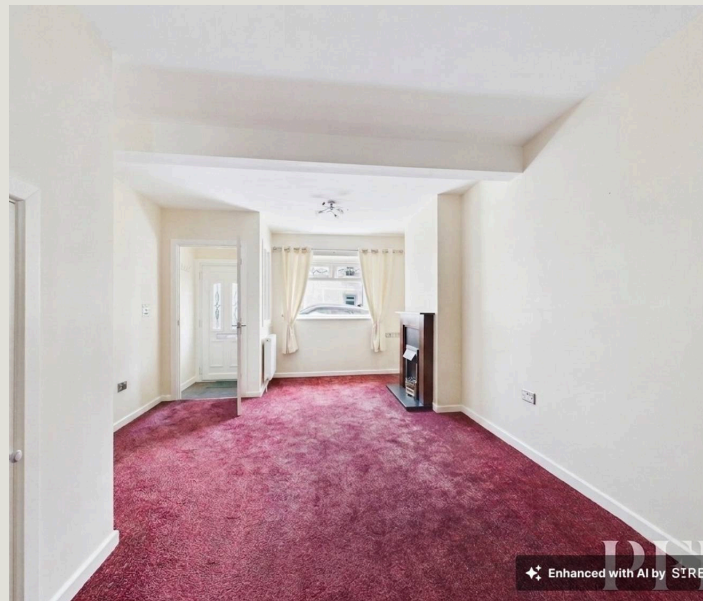
Location & Directions:

Kiln Brow occupies an attractive position on the edge of Cleator, just a short distance from the centre of nearby Cleator Moor. The larger towns of Egremont and Whitehaven are also within easy reach, providing a good range of shops, schooling, supermarkets, transport links and leisure facilities. The property is ideally placed for commuters travelling to Sellafield and other major employment centres along the west Cumbrian coast, while outdoor enthusiasts will appreciate immediate access to the Coast to Coast walking route, the spectacular Ennerdale Valley, Dent Fell and the wider western Lake District National Park.

Directions

The property can be easily located on Kiln Brow using either CA23 3DF or W3W///downcast.mercy.pulse

- **Well presented 2 bed home offered with vacant possession**
- **EPC rating C**
- **Tenure: Freehold**
- **Council Tax Band A**



ACCOMMODATION

Entrance Porch

Lounge

20' 10" x 11' 7" (6.34m x 3.54m)

Kitchen

16' 1" x 10' 4" (4.89m x 3.15m)

Shower Room

6' 4" x 5' 1" (1.94m x 1.56m)

Rear Porch

5' 8" x 4' 5" (1.73m x 1.34m)

FIRST FLOOR LANDING

Bedroom 1

11' 7" x 9' 8" (3.54m x 2.95m)

Bedroom 2

8' 8" x 7' 2" (2.65m x 2.19m)

Loft Room

Accessed via pull down ladder from landing, used for storage.

EXTERNALLY

Garden

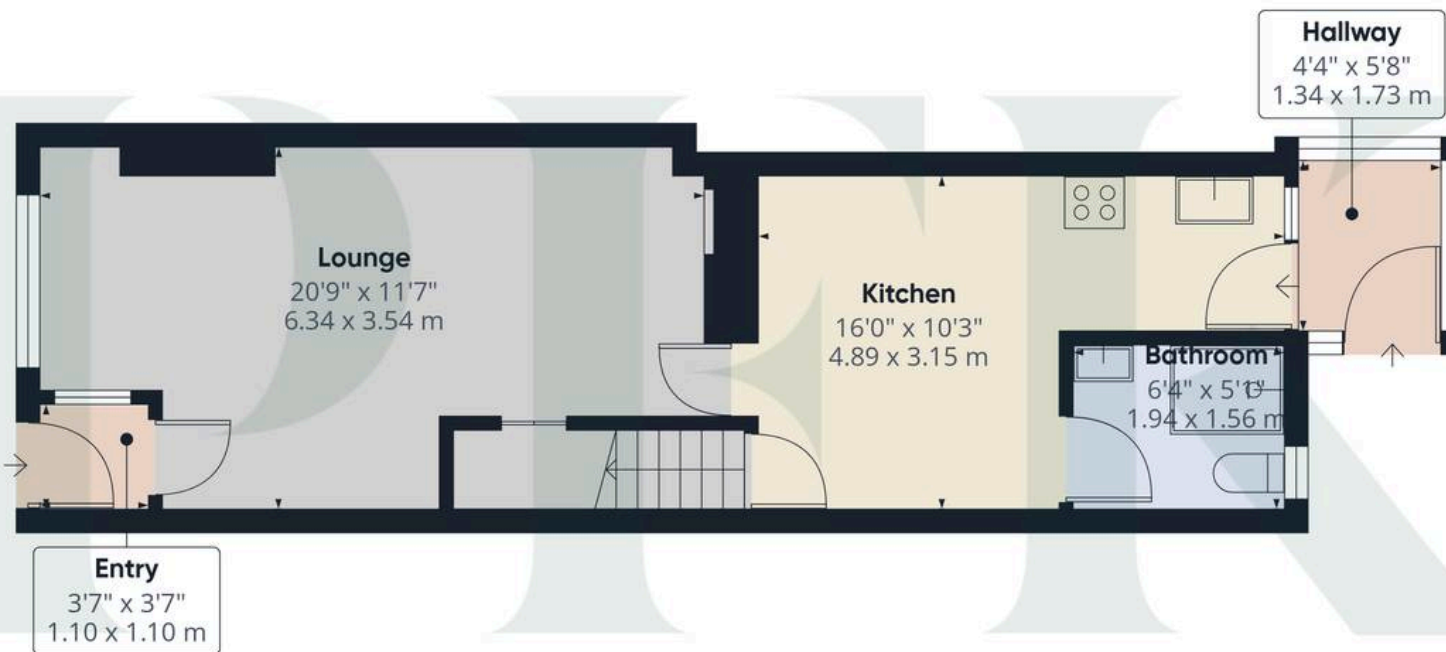
The property benefits from a low maintenance rear yard.

Off street

1 Parking Space

On-street parking is available to the front on Kiln Brow, with the added advantage of a residents' parking area to the rear.





Floor 0



Floor 1



Approximate total area⁽¹⁾

627 ft²

58.4 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.

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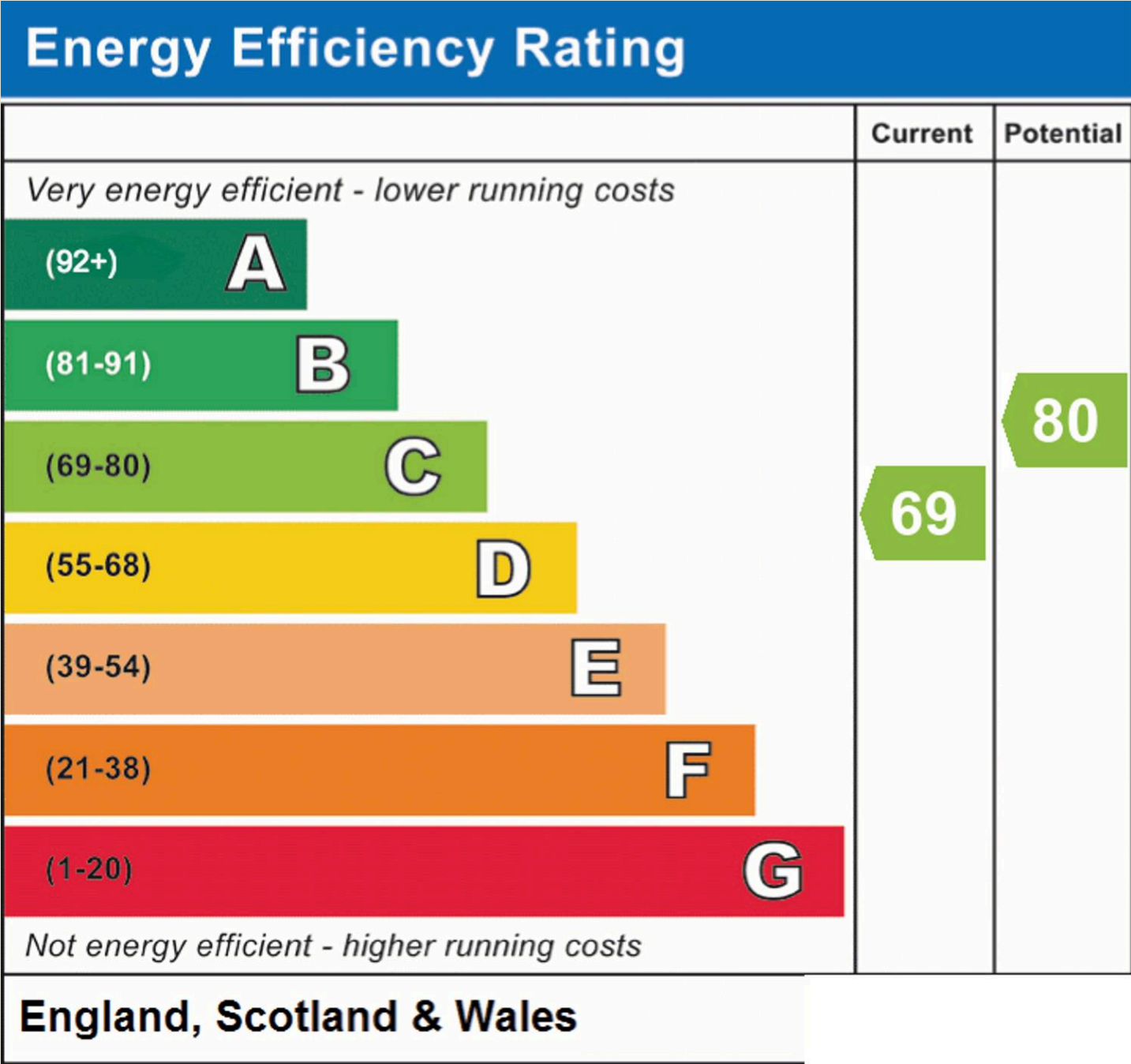
ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. 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 (Napthens 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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