



38 Leconfield Street , Cleator Moor CA25 5QA

House - Mid Terrace



GRISDALES
PROPERTY SERVICES

£80,000



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1



65

Key Highlights

- Well-presented two-bedroom home finished in a modern, neutral décor throughout.
- Two well-proportioned bedrooms offering flexible accommodation.
- Convenient location within commuting distance of major local employers.
- Ideal for first-time buyers, professionals, downsizers, or buy-to-let investors.
- Enclosed rear garden designed for low-maintenance living with decked seating area ideal for outdoor dining, entertaining, or relaxing.
- Early viewing highly recommended to fully appreciate the accommodation and location on offer.

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38 Leconfield Street, Cleator Moor





Welcome to Leconfield Street, Cleator Moor

This well-presented two-bedroom home offers comfortable, modern living with neutral décor throughout, making it an ideal choice for first-time buyers, professionals, or those looking to downsize.

The accommodation includes a bright lounge diner, fitted kitchen, and two well-proportioned bedrooms, all finished in a contemporary, neutral style that is ready to move into.

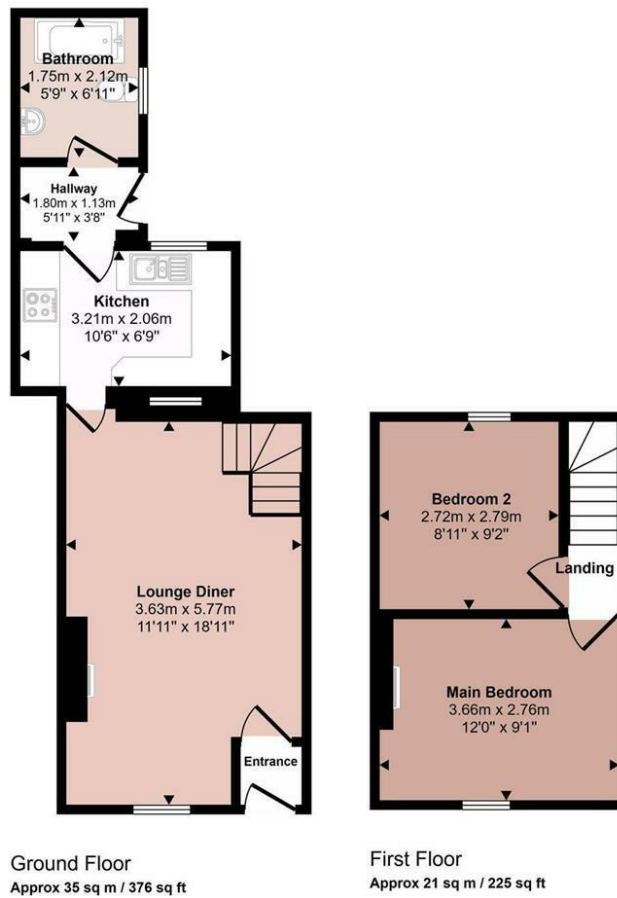
To the rear, the enclosed garden features a decked seating area, providing a pleasant outdoor space for relaxing or entertaining, with the added benefit of being easy to maintain.

Conveniently located within commuting distance of major local employers, the property also offers good access to transport links and a range of local amenities, making it well suited to everyday living.

A practical and well-maintained home in a convenient location, early viewing is recommended.

Floorplan

Approx Gross Internal Area
56 sq m / 601 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Total Floor Area:
601.00 sq ft

THINGS YOU NEED TO KNOW

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

DIRECTIONS

W3W://covers.arose.striving

THE PERFECT RENTAL INVESTMENT

With an attractive purchase price of just £80,000 and an anticipated rental income of approximately £600 per calendar month, this property offers an impressive 9% gross rental yield, making it a compelling opportunity for investors seeking strong returns. Demand for well-presented rental homes in the area remains robust, supporting consistent occupancy and reliable income potential. Whether you're expanding an existing portfolio or entering the buy-to-let market, this property combines affordability with excellent earning potential, delivering an appealing balance of immediate cash flow and long-term investment prospects.

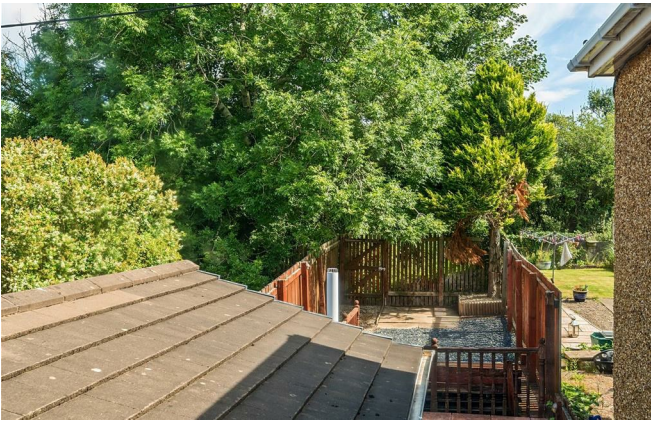
LOCAL COMMUNITY - CA25

CA25, centered on Cleator Moor, offers an affordable and close-knit community set against the backdrop of the western Lake District, with easy access to both countryside and coast. The area provides a range of everyday amenities including local shops, cafés and pubs, along with nearby schooling options such as Montreal CofE Primary School and St Patrick's Catholic Primary School, while larger supermarkets, healthcare services and wider transport links are available in surrounding centres including Whitehaven. Combining value for money housing with a strong sense of community and convenient access to employment and natural surroundings, CA25 is well suited to families, first-time buyers and those seeking a quieter, semi-rural lifestyle.



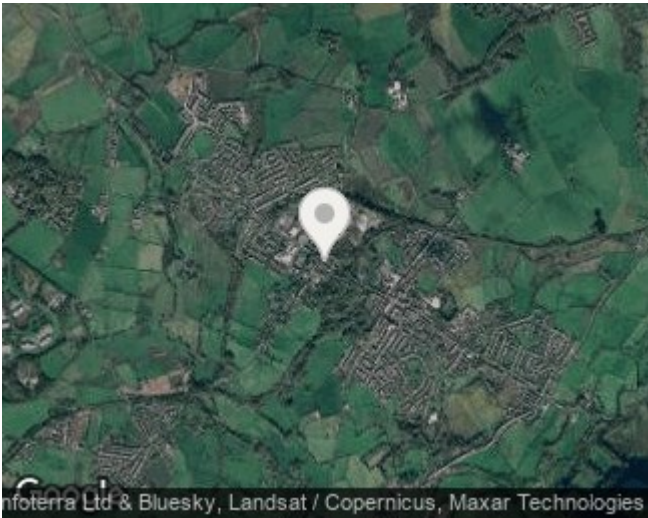






38 Leconfield Street, Cleator Moor

Location



Energy Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

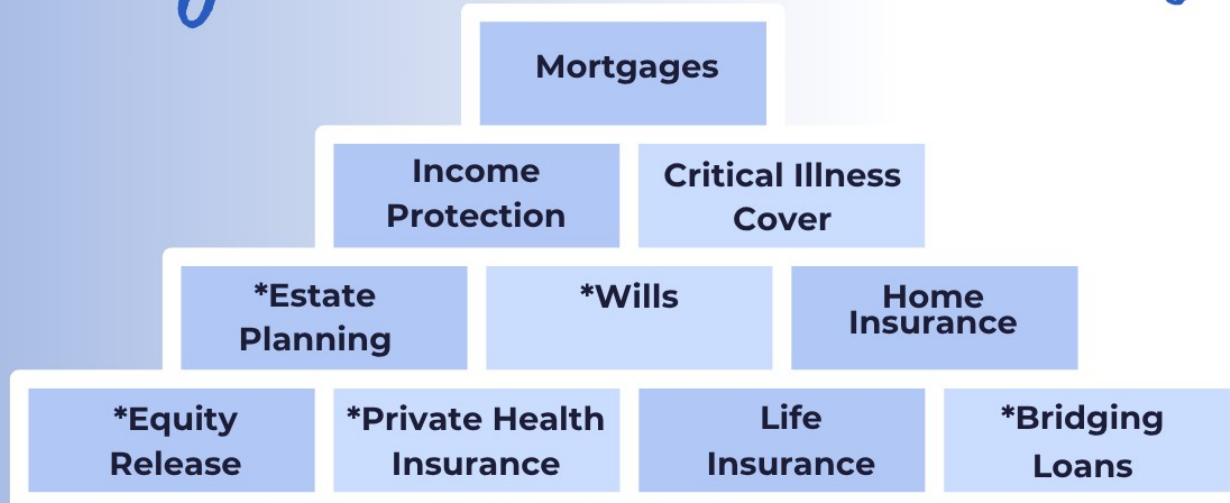
Additional Information

Tenure: Freehold Council: CUMBERLAND Tax Band: A

Please Note:
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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*Advice in these areas will be referred to a specialist

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The advice will be given by the right retirement plan limited

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