



GRISDALES

PROPERTY SERVICES



Treetops Asby Lane, Asby, Workington, CA14 4RT

£275,000



Helping you find your perfect new home...

www.grisdales.co.uk

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ENTRANCE

6'3" x 8'10" (1.91 x 2.70)

Entry is via double UPVC park glazed doors into:

HALLWAY

Radiator. Decorative floor tiling. Stairs to the 1st floor. Door leading to:

CLOAKROOM

4'11" x 3'0" (1.50 x 0.93)

W.C and wash basin all set within one unit. Decorative floor tiling, storage space underneath the stairs.

LOUNGE

9'11" x 19'0" (3.04 x 5.81)

Two front aspect double glazed windows. Wooden flooring. Bifold doors leading to the garden.

KITCHEN DINER

10'5" x 19'1" (3.18 x 5.82)

Range of modern sage green wall and base units with complementary work surfaces, integrated fridge freezer, dishwasher, microwave, electric oven, Belfast sink. Rear aspect double glazed window. UPVC part glazed doors leading to the front of the property. Door leading to:

UTILITY ROOM

6'2" x 5'2" (1.89 x 1.59)

Range of sage green base units with complimentary work surface. Wall mounted Baxi boiler set within unit. Glazed door leading to garden.

FIRST FLOOR LANDING

Featured chandelier lighting and balcony style spindled staircase. Doors leading to:

BEDROOM ONE

12'10" x 10'5" (3.92 x 3.20)

Double in size. Radiator. Rear aspect double glazed window. Door leading into:

EN SUITE SHOWER ROOM

6'3" x 5'3" (1.93 x 1.62)

Three-piece suite comprising of walk-in shower, WC and wash basin. White wall tiling. Extractor fan. Rear aspect frosted double glazed window.

MAIN BATHROOM

5'2" x 10'5" (1.59 x 3.19)

Three-piece suite comprising of bath, WC and wash basin. Radiator. Decorative wall tiling. Two front aspect frosted double glazed windows.

BEDROOM TWO

11'2" x 10'0" (3.42 x 3.05)

Double in size. Radiator. Rear aspect double glazed window. Loft hatch.

BEDROOM THREE

7'4" x 10'0" (2.26 x 3.05)

Single in size. Radiator. Front aspect double glazed window.

FRONT EXTERNAL

Steps leading to patio seating area, alongside astro turf and tree providing extra privacy.

SIDE EXTERNAL

Driveway parking for two vehicles leading to rear external.

REAR EXTERNAL

Tiered garden comprising of patio seating areas, decking and decorative flower beds.

DIRECTIONS

Travelling towards Cockermouth from Egremont on the A5086 through Rowrah take a left turn at the Stork Inn (Egdars is on the right hand side) towards Asby. Travel through the village taking a right hand turn just after the metal railings on the pavement.

W3W///boots.poses.slate

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 C.

VIEWINGS

To view this property, please contact us on 01900 829977.

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 GRIDDALES

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 Griddales, 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

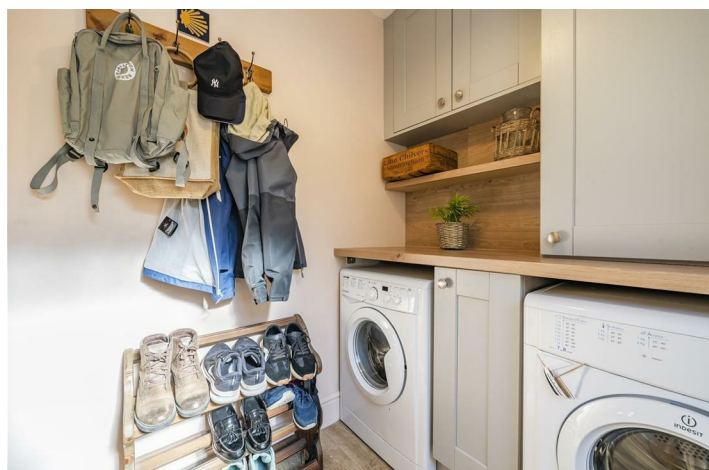
We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Griddales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE

Griddales 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 Griddales 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.

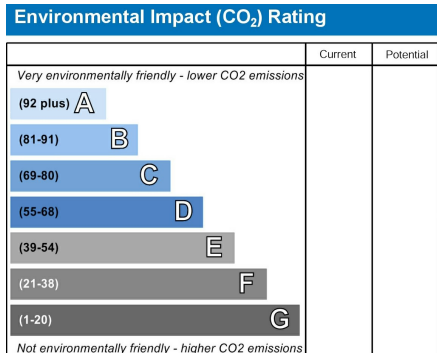
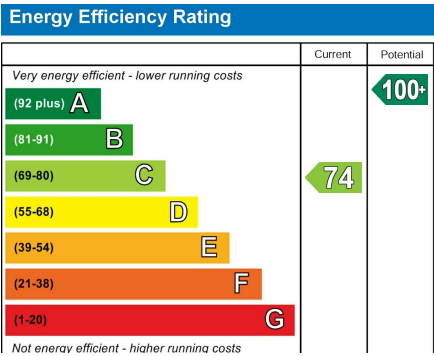




Road Map



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.

Helping you find your perfect new home...

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