



# GRISDALES

PROPERTY SERVICES



## 5 Stubble Green, Holmrook, CA19 1XT

**£169,950**

\*\*\*AVAILABLE WITH NO ONWARD CHAIN\*\*\* A well proportioned family home with great potential overlooking the Countryside in a fantastic position! This three bedroom property has so much potential, and would make an amazing home with a little TLC and upgrading... boasting ample of internal and external space including a family sized garden, garage/workshop and additional outbuildings - Grab your sketchpads and start designing your dream interior! Located in Drigg, a short drive to Holmrook, Ravenglass and Seascale as well as a short commute to local employment centers including our areas largest employer, Sellafield Ltd.

Don't miss this opportunity, and arrange your viewing today by calling 01946 693931.

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

## THINGS YOU NEED TO KNOW

The property is Freehold and offers mains electric and water supplies.

The property has a septic tank, which is shared between 6 properties, emptied regularly and is located in a neighboring garden.

## ENTRANCE PORCH

uPVC double glazed door to access the handy entrance porch with further door leading to:

## ENTRANCE HALL/ DINING ROOM

16'11" x 12'5" max (5.16 x 3.81 max)



Versatile space, makes great use as a dining room, home office or snug with double glazed window and double glazed door for rear access.

Doors to:

## BATHROOM



Three piece suite comprising of a bath with electric shower over, WC, wash hand basin, fully tiled walls and double glazed frosted glass window.

## KITCHEN

13'1" x 11'1" max (4.01 x 3.40 max)



A great space incorporating of a range of existing base units which may require upgrading, Aga and twin double glazed windows facing front elevation.

## LIVING ROOM

13'1" x 13'1" (4.01 x 4.01)



Cosy living space with coal burning fire set in brick surround and double glazed window.

## BACK FROM ENTRANCE HALL/ DINING ROOM

Stairs to First Floor Landing



## BEDROOM THREE

13'3" x 11'8" max (4.04 x 3.56 max)



Double bedroom with double glazed window, storage cupboard and W.C

## BEDROOM TWO

13'3" x 12'7" max (4.06 x 3.86 max)



Double bedroom with double glazed window and stairs leading to:

## BEDROOM ONE

16'2" x 12'2" max (4.95 x 3.73 max )



Large Double bedroom with double glazed window benefitting from ample storage space including two under eaves spaces.

## EXTERNALLY - FRONT



The property is accessed via the lane which has legal agreement for on lane parking and allows gated access to the rear of the property.

## EXTERNALLY - REAR



A great sized garden which is mainly laid to lawn with access to the Workshop , two outbuildings which can handily be used as log/ coal stores.

There is right of pedestrian access to the neighbouring property to access the rear of their property.

## COUNCIL TAX

We have been advised by Copeland Borough Council (01946) 852585 that this property is placed in Tax Band B

## DIRECTIONS

## VIEWING ARRANGEMENTS

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 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 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 BUREAU**

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

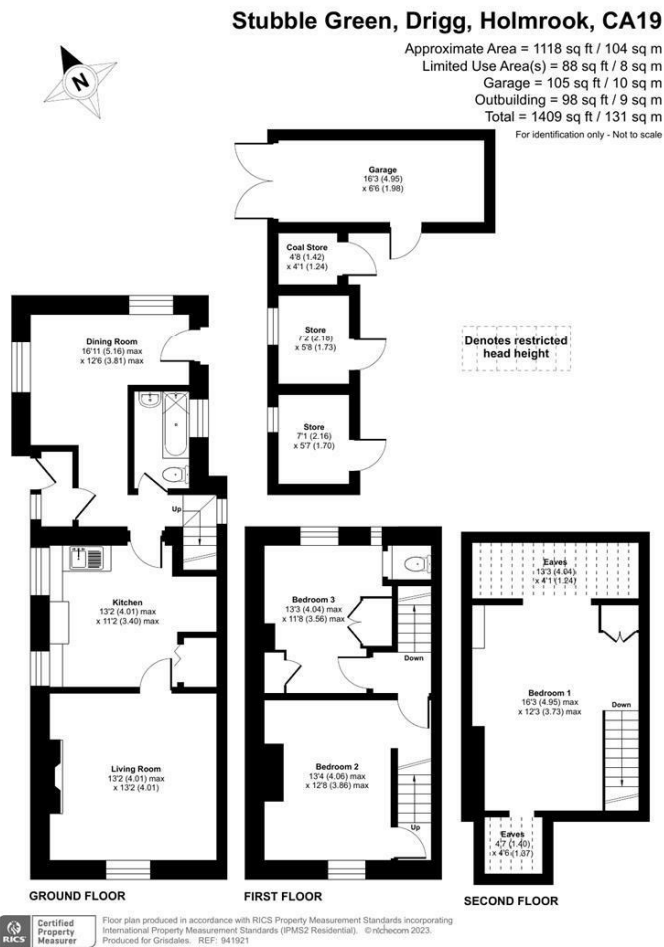
Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

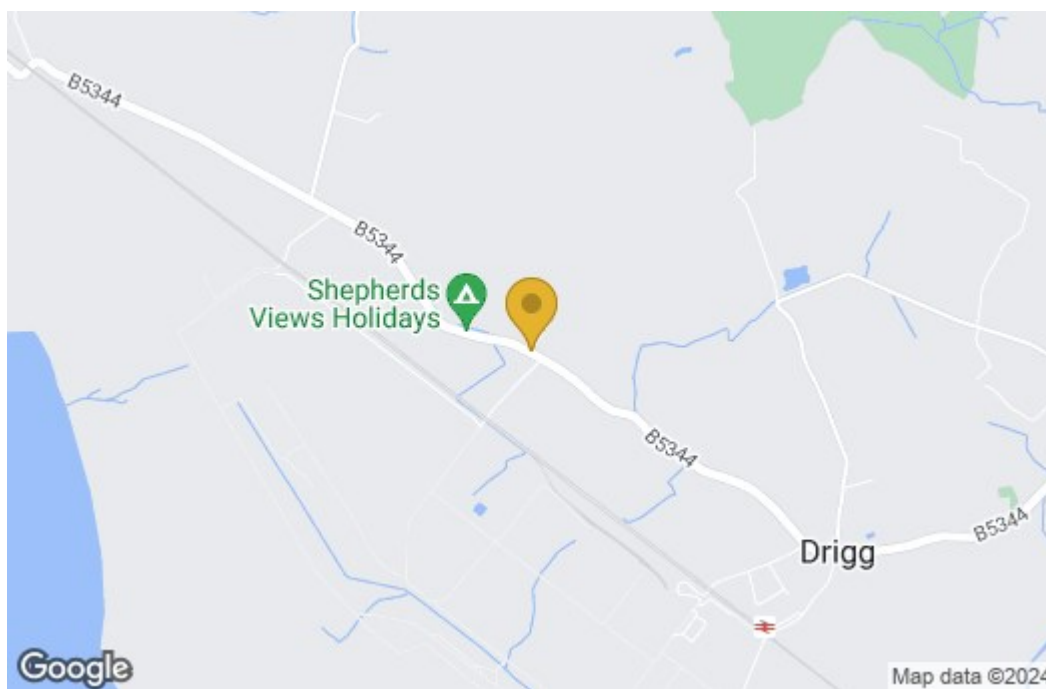
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

To find out how we can help you realise your dreams, just call your nearest Grisdales office.

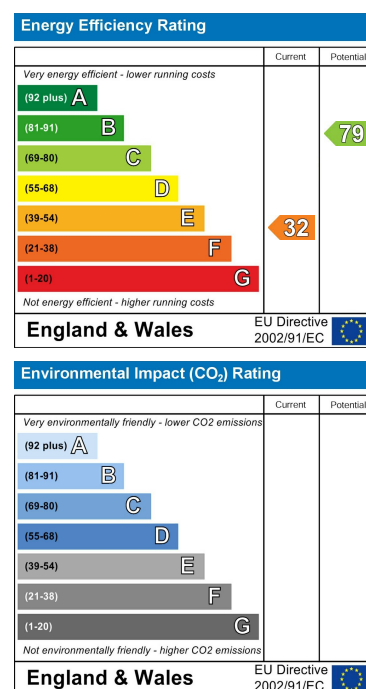
## Floor Plan



## 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.