



GRISDALES

PROPERTY SERVICES



Lakeland View Chaucer Avenue, Egremont, CA22 2FE

£499,950

SNEAK PEAK... ALMOST COMPLETE.... Have you ever driven past this property and wondered what it was like inside?? I know we certainly have... it's fair to say, the developer has done a fantastic job! This large, FIVE DOUBLE BEDROOM property is a cracker offering modern fixtures and fittings throughout and is cleverly configured to allow for Four Bathrooms, large family Kitchen boasting doors opening onto the family sized gardens, spacious Lounge, separate utility room, Home office accompanied nicely by a double integral garage and ample of off road parking! The property requires the finishing touches completed over the coming weeks, to be signed off and to make it perfect so register your interest early. More photographs and further detail to follow. If this could potentially be the one for you, call Lesley to discuss in more detail on 01946 693931.

SEPTIC TANK

The property has its own private Septic Tank.

COUNCIL TAX

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

DIRECTIONS

On the A595, at the Hensingham Roundabout, take the 3rd exit onto Egremont Rd/A595 and continue to follow the A595. After 3.2 miles, at the roundabout, take the 3rd exit onto Howbank Rd. Turn right onto Gillfoot Rd and at the roundabout, take the 2nd exit onto Smithfield Rd. Continue straight onto Chaucer Avenue, and the property can be found on the right hand side, next to the Park Park Home Site.

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 Grisdals, 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. Grisdals 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

Grisdals 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."

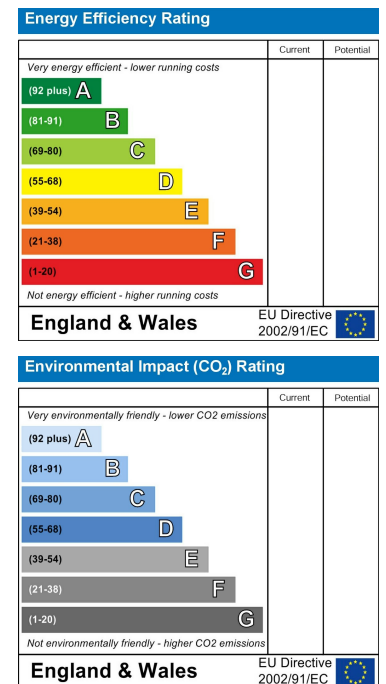
To find out how we can help you realise your dreams, just call your nearest Grisdals office.

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.