



GRISDALES

PROPERTY SERVICES



10 Riverside Drive, Egremont, CA22 2EH

£250,000

Spacious, Versatile and a gem of a find... this four bedroom Dormer Bungalow certainly sits in prime position within a highly desirable location close to Egremont Town Centre offering some of the best views around. Sitting pretty on Riverside Drive, Bungalows of this size do not appear on the market very often.

Boasting flexible internal accommodation comprising of a generous amount of family living spaces including a bathroom on both floors, handy utility room, garage, plenty of storage and off road parking.... not forgetting the stunning, private rear garden with picturesque views across to Dent... this tranquil location makes you feel like you could be anywhere! With a little time and some home improvements, this could be your perfect, futureproof, family home.

To arrange your viewing, call us today on 01946 693931.

Helping you find your perfect new home...

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 gas, electric, water and drainage supplies.

Please note: Probate is pending on this property.

ENTRANCE PORCH

Accessed from the front of the Bungalow, a handy space to take off those shoes after a lovely walk in the surrounding areas. Leads to:

ENTRANCE HALLWAY

Doors to:

RECEPTION ROOM

14'11" x 12'11" (4.55 x 3.94)



Large lounge area cleverly configured at the rear of the property boasting double glazed sliding doors to a balcony and rear garden with views over the fells, allowing for a lovely flow of natural light into this space, living flame gas fire with stone surround and hearth, radiator and bi-fold doors to;

DINING ROOM

15'1" x 9'1" (4.60 x 2.77)



Every family loves a separate dining room, facing rear aspect with double glazed window with breathtaking views and radiator. Door back to Entrance Hallway and additional door to:

KITCHEN

11'10" x 8'11" (3.61 x 2.74)



Range of wall and base units incorporating small breakfast bar with complimentary work surfaces and tiled surrounds, inset stainless steel sink unit, integral electric double oven, four ring ceramic hob, space for a freestanding fridge/ freezer, rear aspect double glazed window, pantry storage cupboard, radiator and door to:

UTILITY ROOM

12'4" x 6'3" (3.76 x 1.91)



Great space with plumbing for laundry facilities with space for appliances, incorporating additional wall and base storage units, rear facing double glazed window, British Gas Boiler and door to access the rear of the property.

Back from the Entrance Hallway, doors to::

DOWNSTAIRS BATHROOM



Generous white four piece suite comprising of a bath, corner shower cubicle, W.C and wash hand basin. white and blue tiled wall coverings, radiator and frosted glass double glazed window.

BEDROOM THREE

11'10" x 11'10" (3.63 x 3.63)



Double bedroom with front aspect double glazed window, large fitted wardrobe, additional storage cupboard, wash hand basin and radiator.

OFFICE/ BEDROOM FOUR

12'11" x 8'5" (3.94 x 2.57)



Dependent on your family needs, this would make an ideal fourth great sized bedroom, home office or even playroom with front aspect double glazed window and radiator.

Back from the entrance hall, Door leads to INNER HALLWAY with double glazed window, built in storage cupboards and desk space, with stairs leading to:

FIRST FLOOR LANDING

Large storage cupboard, airing cupboard housing the water tank, loft access and doors to:

BEDROOM ONE

14'7" x 11'6" (4.47 x 3.51)



Master double bedroom with rear aspect double glazed window boasting stunning views, double fitted wardrobe and radiator.

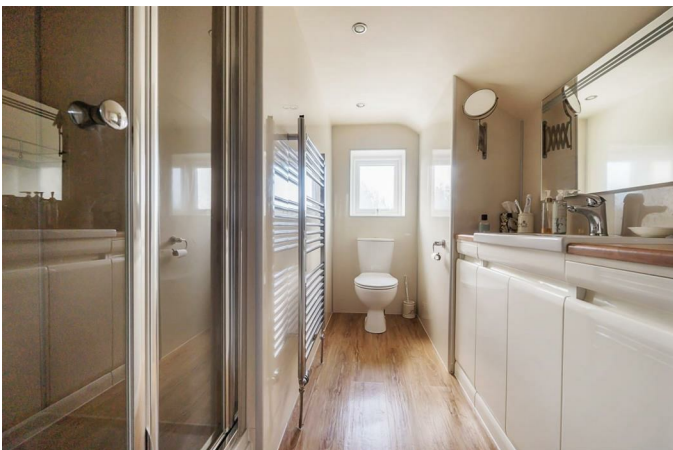
BEDROOM TWO

12'7" x 12'0" (3.84 x 3.66)



Double bedroom with rear aspect double glazed window, handy storage cupboard and radiator.

UPSTAIRS SHOWER ROOM



Stylish, recently upgraded three piece suite with shower cubicle, W.C and wash hand basin set in storage units. Frosted glass double glazed window and ladder style radiator.

EXTERNALLY - FRONT



Bordered by mature trees and shrubs certainly gives this property a sense of privacy. The front allows for access to the single garage, off road parking and benefits from a lawned garden and allows for access to the rear garden.

GARAGE

17'3" x 8'11" (5.28 x 2.74)

EXTERNALLY - REAR



Whether you wish to have your morning coffee on the balcony or patio, no matter where you position yourself you will love the view. The rear garden is mainly laid to lawn and offers ample space for any green fingered gardeners to work their magic in the vegetable patches or for the Children to play. Again, the range of mature trees and shrubs certainly make for private and peaceful space.

PICTURESQUE VIEWS



DIRECTIONS

From Whitehaven follow the signposts for Egremont. After travelling down Egremont Bypass, take the first left off the roundabout onto East Road. Follow the road until you reach Riverside Drive. The property can be found on the right hand side.

COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) that this property is placed in Tax Band D.

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.

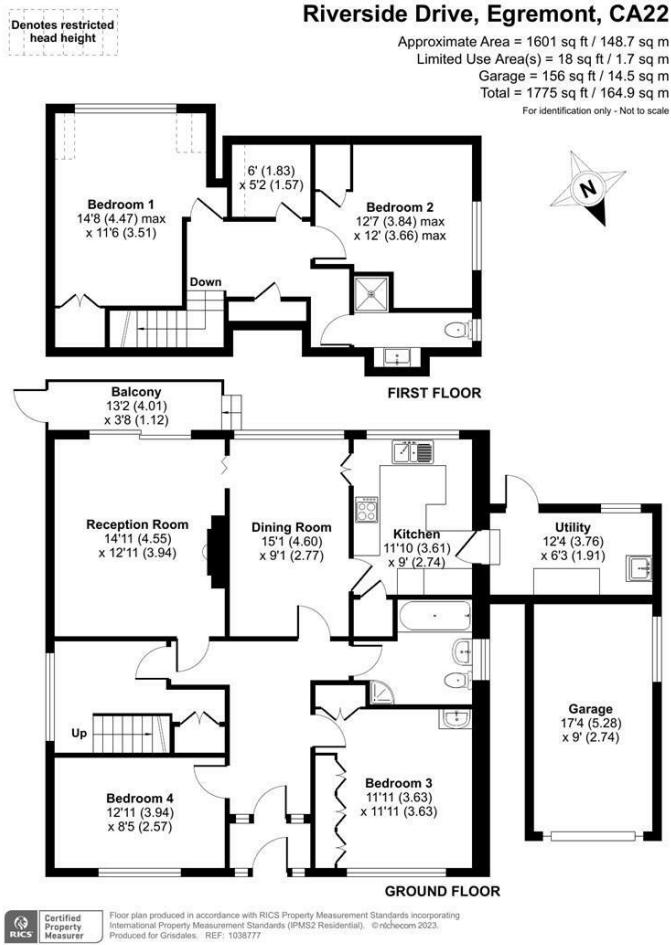
Mortgage Advice Bureau - Doing what's right for you.

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

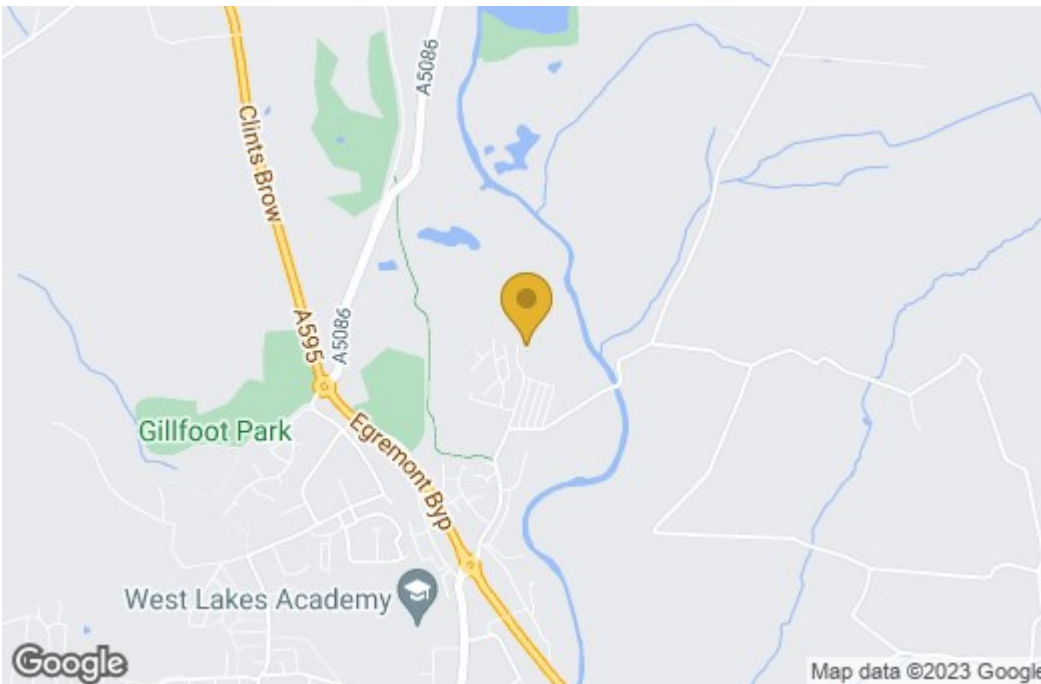
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

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

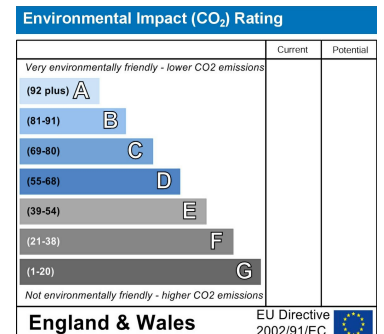
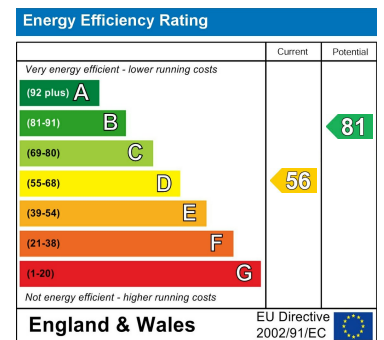
Floor Plan



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.