



# GRISDALES

PROPERTY SERVICES



## Cragg View Park Street, Frizington, CA26 3RB

**£250,000**

This hidden gem is perfectly placed on a substantial plot on one of the most rural Streets in Frizington. The property shares an access driveway, however being tucked away at the top of the drive, the Detached Bungalow boasts it's own large private wrap around garden with gorgeous countryside views offering peace and tranquility.

The two bed Bungalow is in need of of some TLC and modernisation however offers ample internal space and potential for creating the perfect home to suit your taste. For more information or to arrange a viewing please call 01946 693931.

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## THINGS YOU NEED TO KNOW

The property benefits from Gas central heating, mains water and drainage and Double glazing throughout.

## ENTRANCE

Via brown uPVC double glazed door into:

## HALL

Radiator, laminate flooring and doors to:

## KITCHEN

9'10" x 9'10" (3.00 x 3.00)



Wooden wall and base units, gas hob and electric oven, inset sink unit, radiator, wooden ceiling panelling, rear aspect double glazed window with rural views, serving hatch.

## UTILITY ROOM

7'10" x 5'8" (2.41 x 1.73)

Stainless steel sink, wooden wall and base units, two storage cupboards (one housing a wall mounted boiler), radiator, loft hatch, uPVC wooden effect door leading to the external of the property.

## BATHROOM



Four piece white suite, comprising of WC, sink, bath and walk-in shower. Green floor tiling, white and grey marble effect wall tiles, frosted side aspect double glazed window.

## BEDROOM TWO

11'10" x 11'3" (3.61 x 3.43)



Side aspect double glazed window, radiator, double in size.

## BEDROOM ONE

12'5" x 8'11" (3.81 x 2.74)



Side aspect double glazed window, radiator, double in size.

## LOUNGE

15'10" x 15'10" (4.83 x 4.83)



Two radiators, large rear aspect double glazed window with rural views, patio doors.

## DINING ROOM

10'9" x 9'10" (3.30 x 3.02)



Rear aspect double glazed window, radiator.

## CONSERVATORY

12'2" x 8'7" (3.71 x 2.64)



Laminate flooring, garden views and external door to garden.

## EXTERNAL



To the front is a shared drive, with neighbouring properties, passing the detached single garage and leading to a grassed lawn garden.

## GARAGE

16'4" x 9'6" (4.98 x 2.92)

Single garage with up and over door.

## DIRECTIONS

From Whitehaven travel south on the A595 and get into the

left hand lane sign posted Cleator Moor. At the mini roundabout turn left to travel up Hensingham Main Street. At the next mini roundabout continue ahead passing Copeland Swimming Pool. Take the next turning left and follow the road until you enter Frizington. At the mini roundabout turn right onto Frizington Road following the road, taking a left just before Kenmare Garage.

## COUNCIL TAX

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

## 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**

Grisdales 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 Grisdales 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.

## Floor Plan

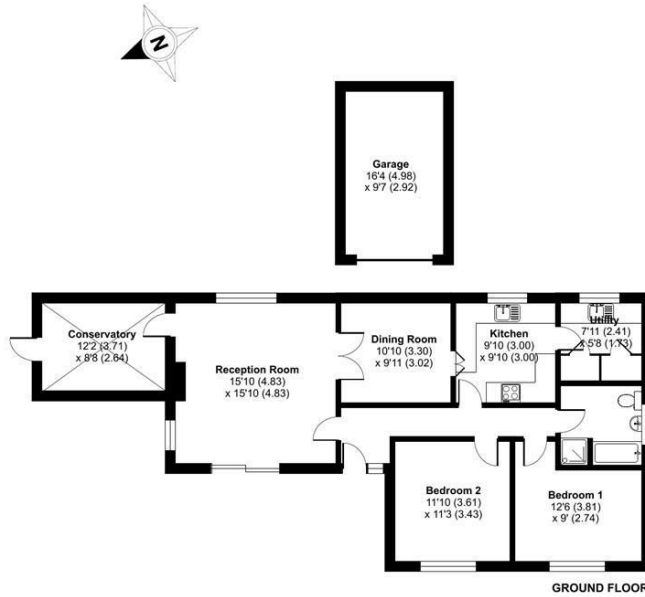
### Cragg View, Park Street, Frizington, CA26

Approximate Area = 1077 sq ft / 100 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1234 sq ft / 114.6 sq m

For identification only - Not to scale

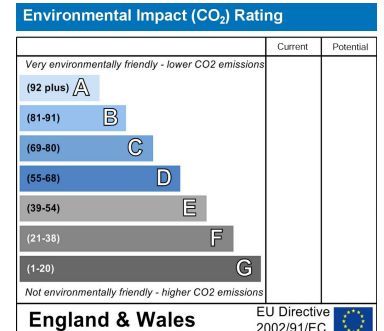
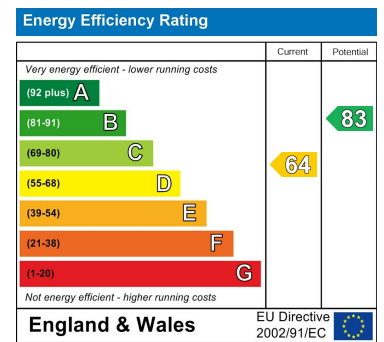


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Grisdale. REF: 1056896.

## Area Map



## Energy Efficiency Graph



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