



# GRISDALES

PROPERTY SERVICES



## 5 The Crescent, Egremont, CA22 2SW

**£85,000**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\*

PROPERTY TO BE SOLD AS SEEN. With some time and TLC spent in this traditional three bedroom semi detached house, it could be the perfect family home or investment - With the benefit of off road parking and easy to maintenance rear garden, there is all the space you could need! Located in Thornhill, just a short drive away from reputable nearby Schools, easy access to local employment links and Egremont town centre. Thornhill offers a lovely, local community so why not book 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 benefits from Gas central heating and double glazing throughout.

### ENTRANCE

Via uPVC part glazed front door into:

### ENTRANCE HALLWAY

Radiator, door leading to:

### LOUNGE/DINER

23'7" x 13'10" (7.21 x 4.22)



White wooden wall panelling, double doors to rear garden, two radiators, double glazed window.

### KITCHEN

8'11" x 6'11" (2.74 x 2.13)



Range of white and blue wall and base units with work surfaces, decorative wall tiling, inset white sink and drainer unit, space for freestanding oven, double glazed window, door leading to:

### UTILITY ROOM



Blue wall panelling, door leading to:

## DOWNSTAIRS WC



Frosted side aspect window, double socket fitted.

## FIRST FLOOR LANDING

### BEDROOM ONE



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

### BEDROOM TWO



Two rear aspect double glazed windows, radiator, double in size.

### BEDROOM THREE



Rear aspect double glazed window, radiator, single in size.



## BATHROOM



Three piece suite comprising of bath, WC and sink. Shower needs replacing. Blue painted wall tiles, frosted double glazed window.

## FRONT EXTERNAL



Driveway parking for one car. Shillied area, gated access to the side of the property leading to:

## REAR EXTERNAL



Patio area with gated access onto grassed lawn with bordered shrubs.

## DIRECTIONS

The property is best approached travelling the A595 heading South from Whitehaven. Pass Egremont and take the right hand turn onto Thornhill. Continue straight onto The Crescent.

## COUNCIL TAX

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

## 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.

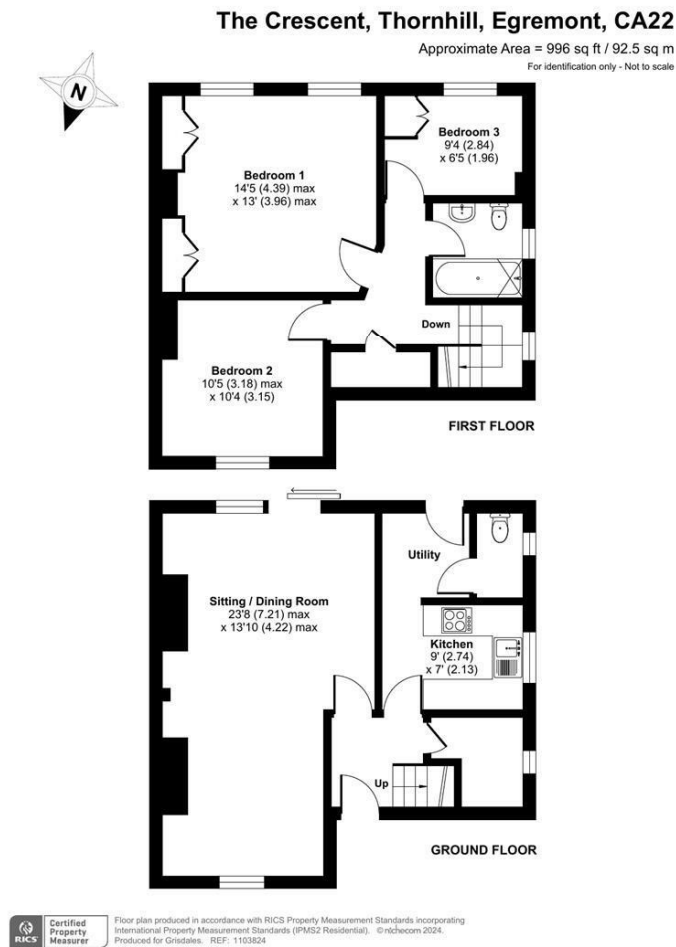
Mortgage Advice Bureau - Doing what's right for you.

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

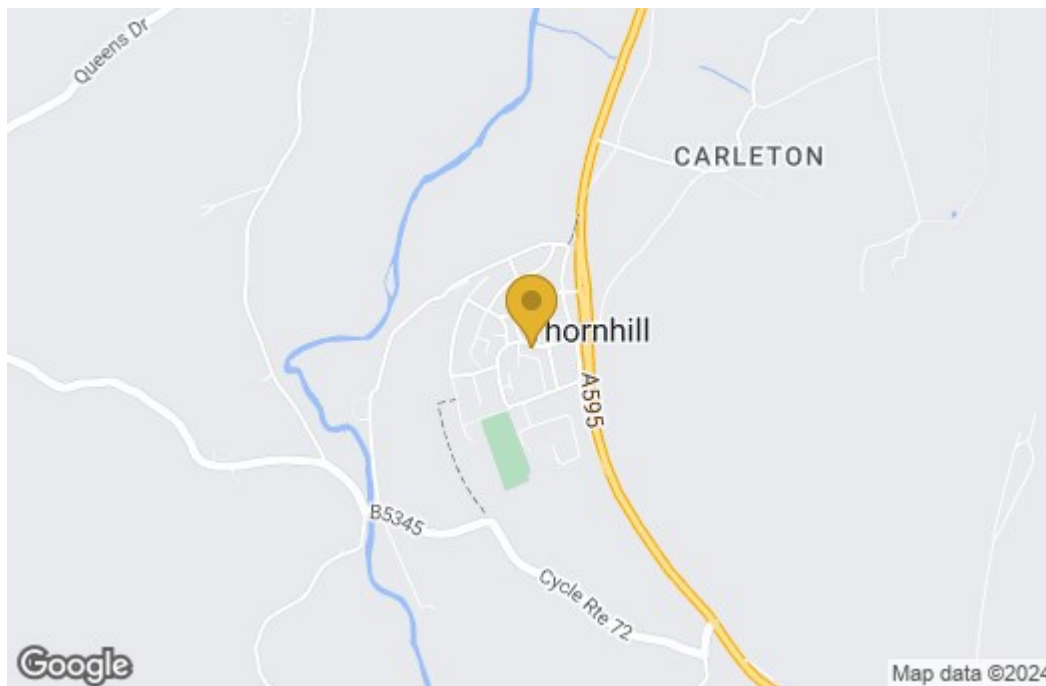
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.”

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

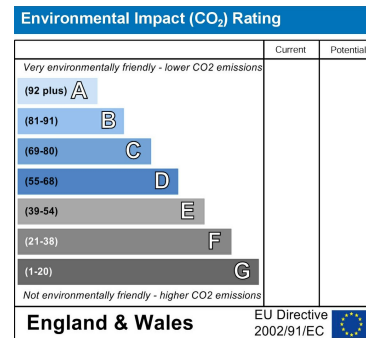
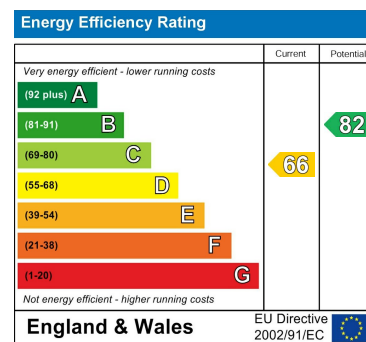
Floor Plan



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.