



# GRISDALES

PROPERTY SERVICES



## Junction Cottage Springfield Road, Egremont, CA22 2TQ

**£160,000**

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

\*\*\*NO CHAIN\*\*\* This charming two bed cottage has been fully renovated by the current owners. With original and traditional features throughout it really does show everything off in the best light. Comprising of Lounge, Dining Room, Kitchen and shower room to the ground floor and two double bedrooms to the first floor, you'll fall in love as soon as you walk in. If that isn't enough, the property boasts off road parking, detached garage and a garden that you could only dream of. Contact us on 01946 693931 to take a look around, it's definitely not one to be missed.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## THINGS YOU NEED TO KNOW

The property benefits from Gas central heating and Double glazing throughout.

There is an electric car charging port on the external wall of the garage.

## ENTRANCE

Is via a black composite door leading into:

## HALLWAY

Under stair cupboard. Door leading to:

## LOUNGE

12'11" x 10'11" (3.94 x 3.33)



Front aspect, double glazed window. Electric fire. Patio doors leading to side external. Original wooden flooring.

## DINING ROOM

12'9" x 11'3" (3.91 x 3.45)



Front aspect, double glazed window. Radiator. Decorative fireplace and wooden surround. Original wooden floor.

## KITCHEN

11'10" x 5'10" (3.61 x 1.78)



A range of wooden wall and base units with complementary work surfaces. Radiator. Rear aspect, double glazed window. Plumbing for washing machine. Chrome sink. UPVC part-glazed door leading to rear external.

## BATHROOM



Three-piece suite comprising of walk-in shower, WC and wash hand basin. Rear aspect frosted double glazed window. White ladder style radiator with integrated mirror.

## BEDROOM 1

13'1" x 10'11" (3.99 x 3.35)



Dual aspect, double glazed window giving scenic fell views. Radiator, double in size. Original decorative fireplace.

## BEDROOM 2

13'1" x 10'7" (3.99 x 3.23)



Dual aspect, double glazed windows. Radiator, double in size. Built-in storage. Grey decorative original fireplace.

## FRONT EXTERNAL



Parking for three cars.

## GARAGE

15'5" x 8'3" (4.72 x 2.54)

Detached single garage with electric car charging port fitted to external. Up-and-over door. Electrics and light fitted.

## REAR EXTERNAL



Extensive tiered grassed lawn with multiple seating areas. Access from the front external to the rear external is to the side of the property.

## DIRECTIONS

The property is best approached from Whitehaven taking the A595 towards Egremont. Upon entering Bigrigg, passing the Spar Garage on the Right hand side, the property can be found by taking the right hand junction turning adjacent to the bend in the road. The property is on the immediate left and can be identified with a Grisdales for sale board.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band A.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

## 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.

\*Please note these details have yet to be approved by the vendors.

## 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.

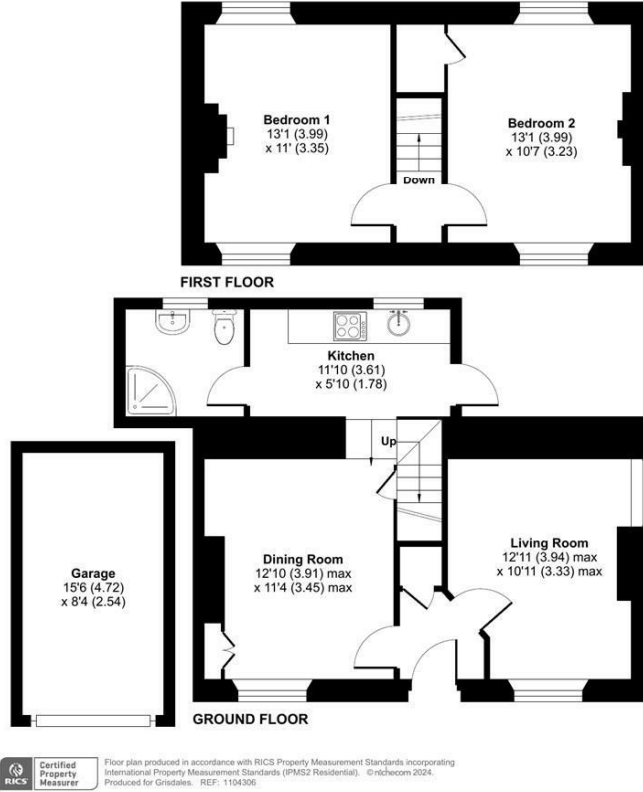
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

### Springfield Road, Egremont, CA22

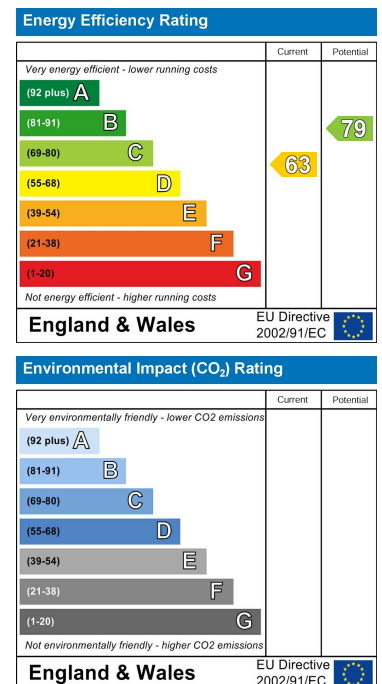
Approximate Area = 812 sq ft / 75.4 sq m  
 Garage = 129 sq ft / 12 sq m  
 Total = 941 sq ft / 87.4 sq m  
 For identification only - Not to scale



## 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.