



# GRISDALES

PROPERTY SERVICES



## 5 Smithfield Road, Egremont, CA22 2QF

**£109,950**

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

Here we have a beautifully presented 3 bedroom detached property, with modern bathroom and kitchen offering a contemporary theme throughout. This property offers three great sized bedrooms with the perfect low maintenance outside space perfect for relaxing in. Situated within easy commute to local employment, schools and shops this property will be snapped up. To arrange a viewing call us today on 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, mains water and drainage and double glazing.

## ENTRANCE

Via uPVC part glazed front door into:

## HALLWAY

Stairs to first floor, radiator and doors leading to:

## LOUNGE

15'10" x 10'11" (4.83 x 3.35)



Front and side aspect double glazed windows, radiator, decorative fireplace, TV and telephone points.

## KITCHEN DINER

15'10" x 15'5" (4.83 x 4.70)



PLEASE NOTE: All white goods will remain within the sale price. All brand new in August 2022.

Range of white gloss wall and base units with complementary black work surfaces, wall mounted Worcester boiler, integrated electric oven, gas hob with Cooke & Lewis overhead extractor fan, chrome inset sink and drainer unit. Front aspect double glazed window, radiator, two storage cupboards, plumbing for washing machine, also a side aspect double glazed window, uPVC part glazed back door. Space for dining table and chairs. Door leading to:

## DOWNSTAIRS WC



Just before this room there is an external door allowing access to the side of the property.

## FIRST FLOOR LANDING

With loft hatch, side aspect double glazed window and doors leading to:

## BEDROOM ONE

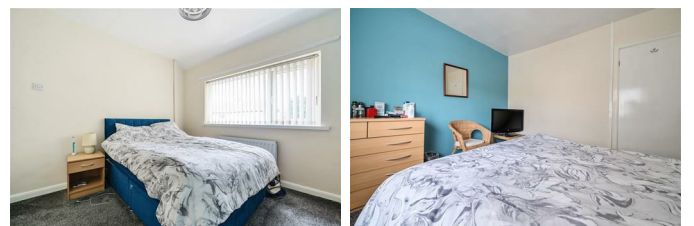
16'0" x 11'1" (4.88 x 3.38)



Front and side aspect double glazed windows, radiator, double in size.

## BEDROOM TWO

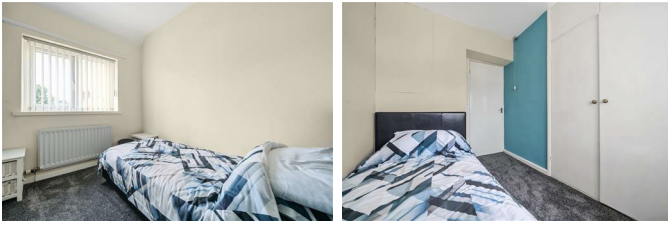
10'11" x 10'0" (3.33 x 3.07)



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

## BEDROOM THREE

10'4" x 6'5" (3.15 x 1.96)



Front aspect double glazed window, radiator, single in size, built-in storage cupboard.

## SHOWER ROOM



Three piece suite comprising of walk-in shower, WC and sink with under cabinet storage, grey wall tiling, side aspect frosted double glazed window.

## FRONT EXTERNAL



Gated pathway leads to front door, accompanied by paved and shillied area providing access around the side of the property to the external.

Off road parking available to the front of the property.

## REAR EXTERNAL



Paved area accompanied by astro turf and shillied area.

## DIRECTIONS

From Whitehaven, follow the A595 to Egremont. At the Gillfoot roundabout take the third exit and continue to the next mini roundabout, taking the right hand exit onto Smithfield Road. The property is located on the left hand side identified by a Grisdales for sale sign.

## 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. Gridales 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**

Gridales 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 Gridales office.

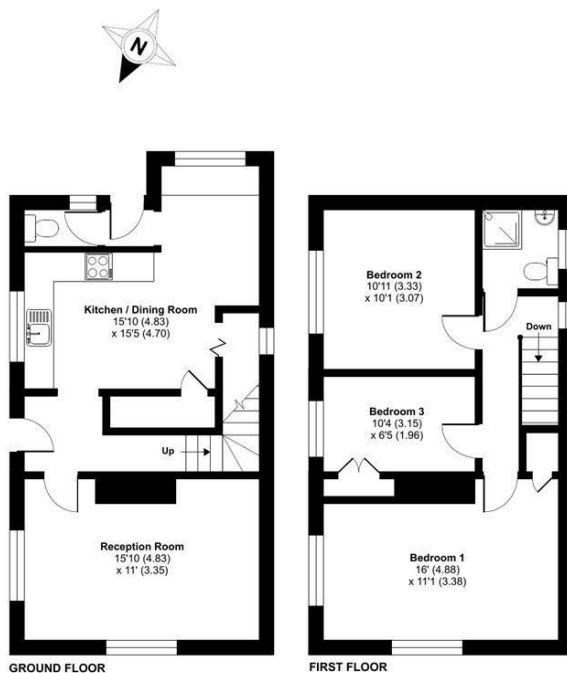
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

### Smithfield Road, Egremont, CA22

Approximate Area = 964 sq ft / 89.6 sq m

For identification only - Not to scale

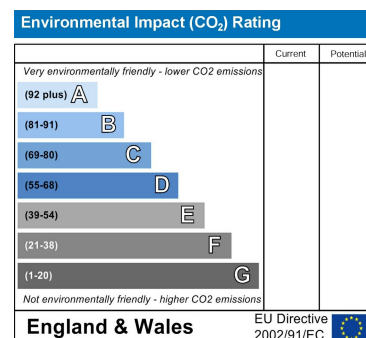
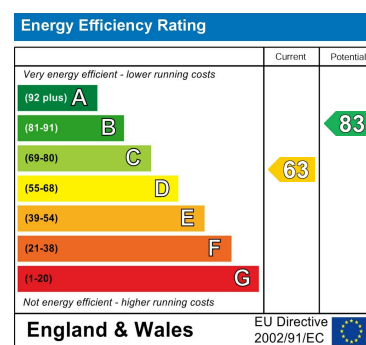


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2024. Produced for Grisdales. REF: 1149891

## 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.