



# GRISDALES

PROPERTY SERVICES



## 26 Old Smithfield, Egremont, CA22 2QP

**£90,000**

A lovely cottage style home with loads of great features. This three bedroom property has been lovingly refurbished in recent years and has a modern contemporary interior. This kitchen has a great range of units, nicely fitted and the large lounge diner makes a lovely light and airy living space with an equally well fitted bathroom. Located in a really pleasant, quiet area of Egremont, just a stones throw from the heart of this small market town with traditional shops and amenities, on a regular bus route, close to major employment providers. Call us today on 01946 693931 to ensure you don't miss out on this great property.

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

Gas central heating and double glazing;  
Gas and electric smart meters;  
Parking is by way of on street.

## ENTRANCE

Via a uPVC part glazed front door into:

## HALLWAY

Door leading to:

## LOUNGE/DINER

24'4" x 10'10" (7.44 x 3.31)



Front and rear double glazed windows, gas fire, two grey ladder style radiators, understair storage cupboard with shelving.

## KITCHEN

11'7" x 10'10" (3.55 x 3.31)



Range of wooden wall and base units with complementary work surfaces, wall mounted Baxi combi boiler, integrated gas hob and electric oven with overhead chrome extractor fan, plumbing for washing machine, grey radiator, tiled flooring.

## SMALL HALLWAY

With uPVC part glazed door to rear yard.

## BATHROOM

25'7" x 18'0" (7.8 x 5.5)



Three piece suite comprising of bath with overhead shower, WC and sink, white ladder style radiator, white wall tiling, side aspect frosted double glazed window, floor tiling.

## BEDROOM ONE

12'1" x 10'9" (3.70 x 3.28)



Front aspect double glazed window, double in size, radiator, decorative fireplace, storage cupboard with hanging rail.

## BEDROOM TWO (ATTIC ROOM)

18'11" x 10'9" (5.79 x 3.30)



Front aspect double glazed window, radiator, double in size, USB electric sockets, ceiling beams.

## BEDROOM THREE

13'5" x 6'2" (4.11 x 1.90)



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

## FRONT EXTERNAL



Small paved area leading to front of property.

## REAR EXTERNAL



Small yard area with access to back lane.

## 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 left hand exit onto Smithfield Road. Take the next right turn where the property can be found to the left 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. 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.

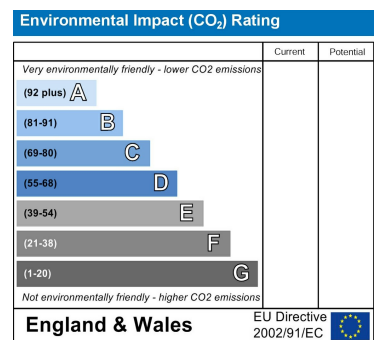
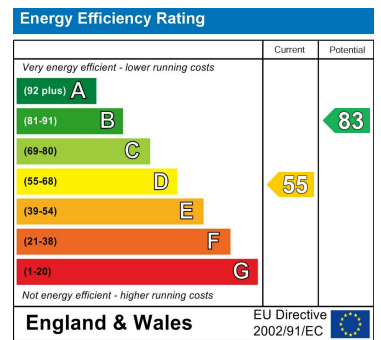
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

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.