



# GRISDALES

PROPERTY SERVICES



## 1 Florence Drive, Egremont, CA22 2FJ

**£215,000**

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

OFFERED WITH NO CHAIN, This modern, three bedroom detached home benefits from off road parking for 2 vehicles and single integral garage. The interiors are as eye catching as the external curb appeal this property brings to the area. Alongside the three bedrooms, bathroom, contemporary kitchen dining room and a handy ground floor W.C, there is a fabulous low maintenance garden to sit back and relax in. Don't delay in calling us 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

## ENTRANCE

The property is accessed via a white composite front door into:

## HALLWAY

Side aspect double glazed window. Radiator. Alarm system. Door leading to:

## DOWNSTAIRS WC

5'2" x 2'9" (1.58 x 0.85)

Two piece suite comprising of WC and basin. Radiator. Tiled flooring. Wall mounted house alarm system.

## LOUNGE

14'7" x 11'9" ( 4.45 x 3.60)



Front aspect double glazed window. Radiator. Stairs to first floor. Under stair storage cupboard.

## KITCHEN/DINER

14'6" x 9'5" (4.43 x 2.89)



Fitted with a range of pale grey wooden wall and base units with complementary work surfaces. Integrated electric oven and hob with overhead chrome extractor fan. Plumbing for washing machine and dishwasher. Inset stainless steel sink and drainer unit. Rear aspect double glazed window. Double glazed patio doors leading to rear external. Floor tiling. Radiator.

## FIRST FLOOR LANDING

Radiator. Loft hatch. Doors leading to:

## BEDROOM 1

11'3" x 8'1" (3.44 x 2.48)



Double in size. Front aspect. Double glazed window. Radiator. Fitted, mirrored sliding door wardrobe. Wall mounted heating thermostat.

## BEDROOM 2

11'1" x 8'2" (3.39 x 2.49)



Double in size. Rear aspect double glazed window. Radiator.

## BEDROOM 3

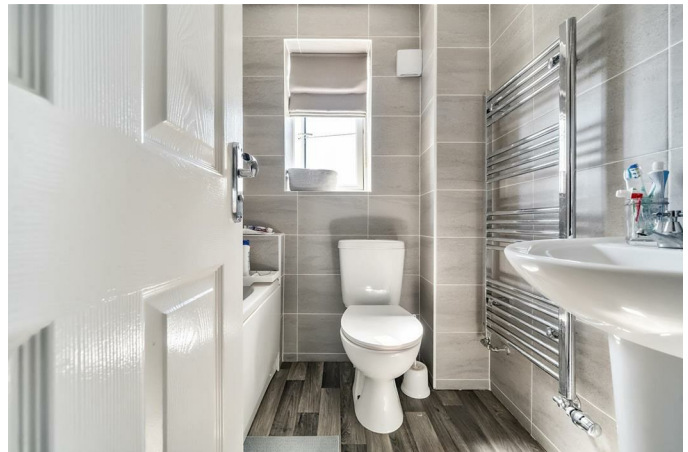
8'1" x 6'2" (2.48 x 1.88)



Single in size. Double glazed front aspect window. Radiator.

## BATHROOM

6'1" x 5'10" (1.87 x 1.78)



Three piece suite comprising of bath with overhead shower and tap shower, WC and basin. Rear aspect, frosted, double glazed window, grey wall tiling, ladder style chrome radiator, ceiling spotlights.

## GARAGE



Single in size with up-and-over door.

## FRONT EXTERNAL



Driveway parking for two vehicles, accompanied by grass lawned area.

## REAR EXTERNAL



Small patio seating area accompanied by grassed lawn.

## DIRECTIONS

The property is best approached from Whitehaven travelling in a Southerly direction along the A595, into Egremont, at the second roundabout take the third exit onto Main Street continue along taking the right turning onto Castle Villas, follow the road along onto Bookwell and in turn Queens Drive, taking the first turning on your right onto Fell View Drive - Florence Drive is the 4th turning on the left.

## COUNCIL TAX

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

## 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**

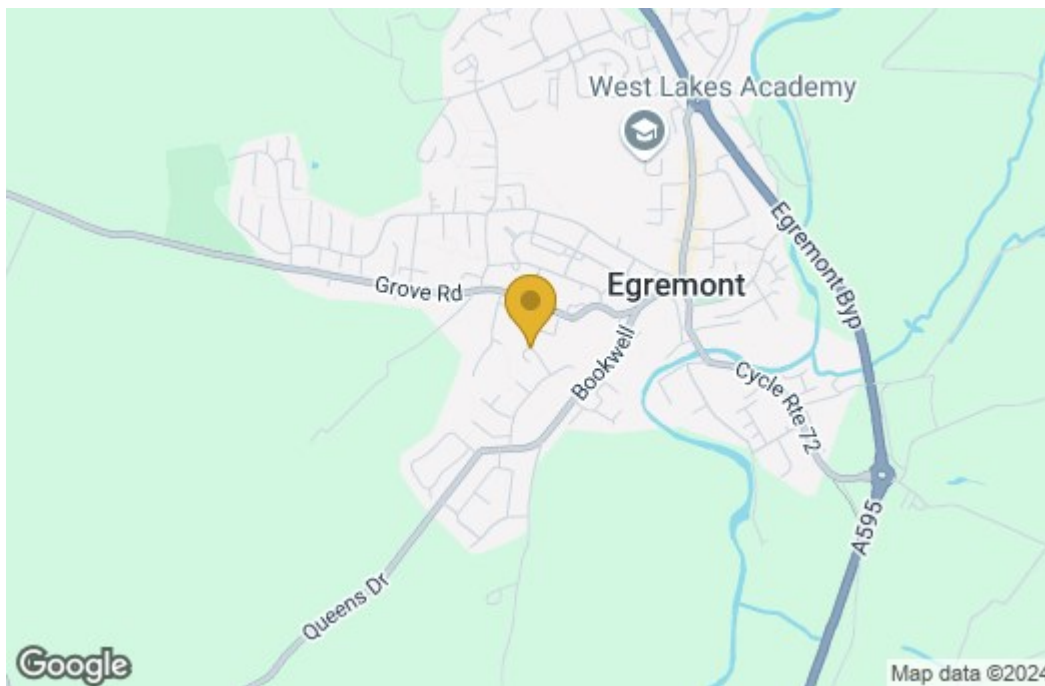
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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 Grisdals office.

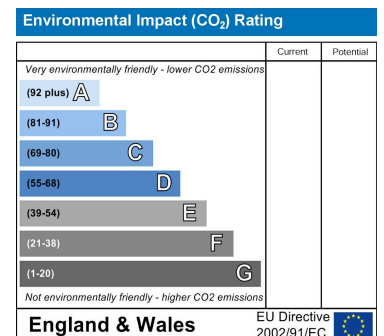
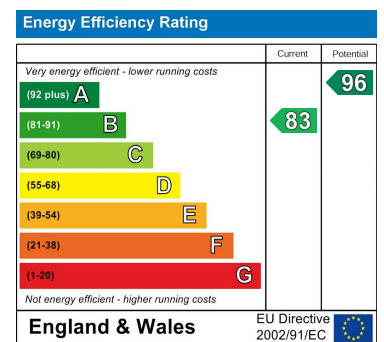
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.