



# GRISDALES

PROPERTY SERVICES



## 20 Harpur Place, Egremont, CA22 2SG

**£130,000**

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

This three bedroom property is situated in a desirable residential area of Thornhill, Egremont. The spacious accommodation appeals to the wider audience.. First time buyers, families, investors... the list is endless! Ideally located for easy commute to local employment, great schools and just a short drive into the harbour town of Whitehaven, everything is on your doorstep. The spacious rear garden is a great place for relaxing in and the low maintenance style is perfect for everyone! Please call our office on 01946 693931 to arrange a viewing on this affordable home!

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 UPVC part glazed door into:

## INNER PORCH

With UPVC glass panel door leading into:

## HALLWAY

Radiator. Grey laminate flooring. Stairs to first floor. Doors leading to:

## LOUNGE

12'5" x 11'10" (3.81 x 3.61)



Front aspect double glazed window. 2 radiators. Grey laminate flooring.

## KITCHEN

18'0" x 9'3" (5.51 x 2.82)



A range of blue wooden wall and base units with complementary work surfaces. Integrated electric oven; integrated induction hob with extractor fan above. Chrome inset sink and drainer unit. Rear aspect double glazed window. Breakfast bar seating area. Radiator. Built in storage cupboard. Grey laminate flooring. Doors leading to:

## UTILITY ROOM



A range of grey wooden wall and base units with complementary work surface. Grey laminate flooring. Part glazed upvc door leading to rear external. Door leading to:

## DOWNSTAIRS WC

With radiator. Wash basin. WC. Decorative side aspect window.

## GARAGE

7'10" x 5'1" (2.39 x 1.57)

Internal door accessed from Utility room. Single in size. Up-and-over door manual front door. Wall mounted Baxi boiler. Electrics and lighting fitted. Double doors from kitchen leading to:

## CONSERVATORY

12'7" x 9'6" (3.86 x 2.90)



Two radiators. Patio doors leading to rear external.

## FIRST FLOOR LANDING

Side aspect double glazed window. Loft hatch. Doors leading to:

## BATHROOM



Four piece suite comprising of bath with tap shower, walk-in shower with two shower heads, WC, sink within vanity unit. Chrome ladder style radiator. Rear aspect frosted double glazed window. Upvc glitter wall panelling. Upvc ceiling panelling with spotlights.

## BEDROOM 1

12'5" (max) x 10'0" (3.81 (max) x 3.05)



Front aspect double glazed window. Radiator. Double in size. Built in storage cupboard.

## BEDROOM 2

12'5" (max) x 9'1" (max) (3.81 (max) x 2.79 (max))



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

## BEDROOM 3

8'7" x 8'0" (2.62 x 2.44)



Front aspect double glazed window. Radiator. Single in size.

## FRONT EXTERNAL



Single driveway accompanied by shillied area.

## REAR EXTERNAL



Decking area accompanied by shillied areas and central pathway. There is also a summer house built to the rear of the property.

## 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. Take the next right onto Ehen Road, following onto Kersey Road, taking the next left onto Harpur Place. The property can be identified on the right hand side displaying 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 B.

## 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

### **INSURANCE**

You are required to have sufficient means to cover your liability for the Landlord's fixtures and fittings as set out in the Tenancy Agreement. Sufficient means includes a sum of money available to put right any damage, or alternatively you could purchase a suitable insurance policy to cover this liability.

The Landlord's insurance policy does not cover your possessions within the property. You are advised to consider the need for Tenants Insurance, which usually includes cover for your own possessions and accidental damage to the Landlord's items.

The Landlord will not be responsible for any damage caused to your belongings unless it is caused by an act or omission by the Landlord or Agent, which invalidates any insurance you do have.

It is recommended that you hold adequate insurance to protect against accidental damage caused by the Tenant to the Landlords Fixtures and Fittings at the premises as described in the Inventory. You should also consider insuring your own possessions. Please speak to Grisdales for further information.

### **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.

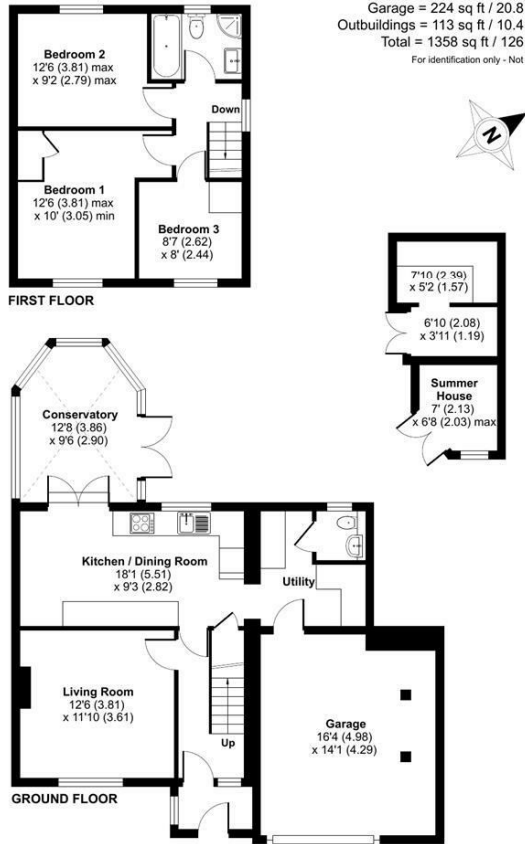
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

Harpur Place, Thornhill, Egremont, CA22

Approximate Area = 1021 sq ft / 94.8 sq m  
 Garage = 224 sq ft / 20.8 sq m  
 Outbuildings = 113 sq ft / 10.4 sq m  
 Total = 1358 sq ft / 126 sq m  
 For identification only - Not to scale

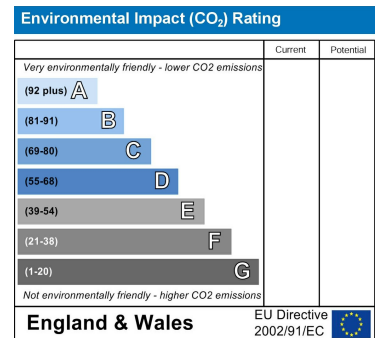
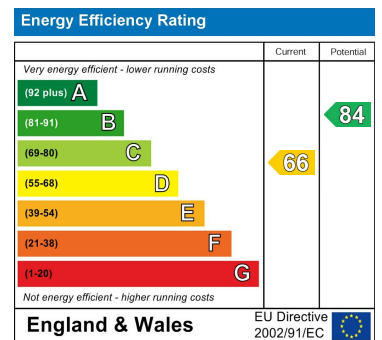


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2024. Produced for Grisdales. REF: 1175568

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.