



GRISDALES

PROPERTY SERVICES



Chapel House Chapel Street, Egremont, CA22 2DS

£135,000

ONLINE VIEWING AVAILABLE

Welcome to this charming detached house located on Chapel Street in the picturesque village of Egremont. This property boasts traditional features that add character and warmth to the home, making it truly special.

As you step inside, you are greeted with a cosy lounge perfect for entertaining guests or simply relaxing with your loved ones. The large kitchen diner is perfect for whipping up delicious meals and enjoying them together as a family.

With three good sized bedrooms, there is plenty of space for everyone to have their own sanctuary. The two bathrooms ensure that there will be no more morning queues, adding convenience to your daily routine.

One of the highlights of this property is the delightful conservatory, where you can

bask in the sunlight while enjoying a cup of tea or curl up with a good book on a rainy day. The garden offers a tranquil retreat where you can unwind and soak in the beauty of nature.

Located in the heart of Egremont, this house is not just a property, but a place where memories are made and cherished. Don't miss the opportunity to make this house your home and experience the quintessential British village lifestyle, all us today on 01946 693931 to arrange a viewing.

Helping you find your perfect new home...

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 mains gas, electric, water and drainage.

ENTRANCE

The property is entered via wooden, decorative stained glass front door, into:

HALLWAY

9'2" x 6'2"

Radiator. Stairs to first floor. Doors leading to:

LOUNGE

10'11" x 10'9" (3.33 x 3.30)



Front aspect double glazed window. Radiator. Decorative fireplace. Original wood flooring.

KITCHEN

18'2" x 12'0" (5.56 x 3.66)



With a range of wooden wall and base units with complementary black work surface. Inset sink unit. Side aspect double glazed window. Decorative wall tiling. Beige floor tiling. Radiator. Built in storage cupboards. Wooden bifold doors leading to:

CONSERVATORY



Side aspect double glazed window. Double glazed patio doors leading to rear external. Radiator. Velux window. Remote controlled air conditioning system.

INNER HALLWAY

2.8 x 1.88

With wooden door leading to side external. Beige floor tiling. Radiator. Door leading to:

DOWNSTAIRS SHOWER ROOM



Three piece suite comprising of walk-in shower with two shower heads. WC and basin. Radiator. Side aspect frosted double glazed window. Rear aspect double glazed window. Heated towel rail.

FIRST FLOOR LANDING

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

BEDROOM 1

11'3" x 10'9" (3.43 x 3.28)



Double in size. Radiator. Front aspect, large double glazed windows.

BEDROOM 2

12'0" x 8'9" (3.66 x 2.67)



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

BEDROOM 3

8'9" x 8'7" (2.67 x 2.62)



Single in size. Rear aspect double glazed window. Radiator. Decorative fireplace.

UPSTAIRS SHOWER ROOM



Three piece suite comprising of walk-in shower, WC and basin. Radiator. Heated towel rail. Wall mounted mirrored vanity unit.

FRONT EXTERNAL



Gated tiled pathway leading to front door, with access to the side of the property.

To the side of the property there is driveway parking for 2 vehicles with electric gated access.

REAR EXTERNAL



Paved pathways with central fruit tree and tree borders.

DIRECTIONS

Turning into the Main Street of the town from the North with the Police Station on the left hand side, continue along and turn left into Chapel Street, and Chapel House is on the right hand side next to the Church.

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. Gridsdales 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

Gridsdales 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 Gridsdales 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

Chapel Street, Egremont, CA22

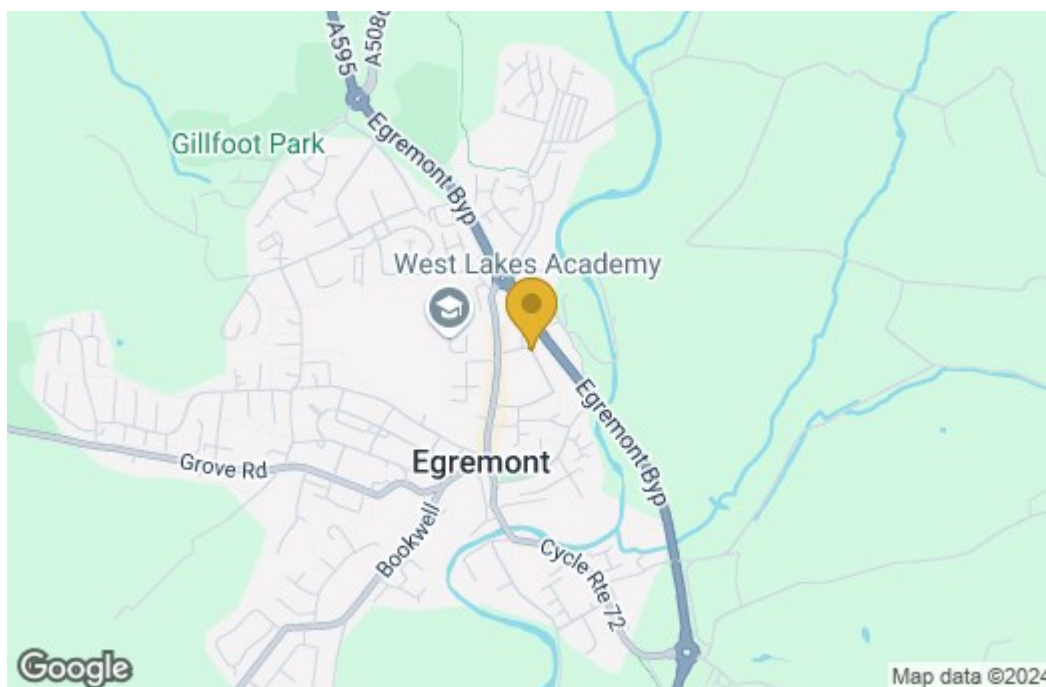
Approximate Area = 951 sq ft / 88.3 sq m

For identification only - Not to scale

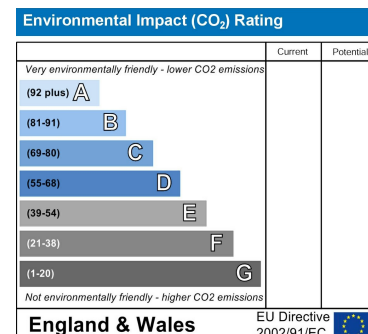
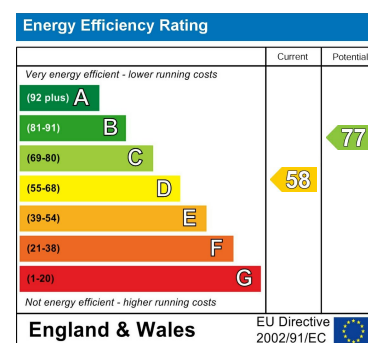


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Gridsales. REF: 1176779

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.