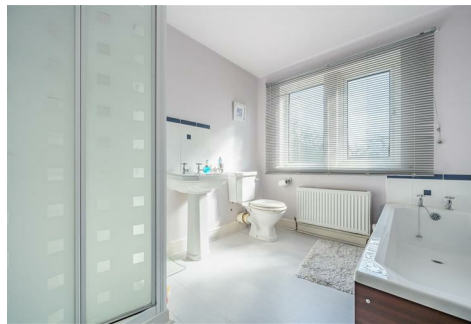




GRISDALES

PROPERTY SERVICES



Kerbeck House Morass Road, Beckermet, CA21 2XT

£270,000

***ONLINE VIEWING AVAILABLE ***

Welcome to this charming property located on Main Street in the picturesque village of Beckermet. This semi-detached house offers a village lifestyle with the convenience of modern amenities. As you step inside, you are greeted by ample space for entertaining guests or simply relaxing with your family. With seven generously sized bedrooms, there is plenty of room for everyone to have their own space and privacy.

The property boasts several bathrooms, ensuring that there will be no more waiting in line during the morning rush. Additionally, the presence of two kitchens adds a unique touch to this home, providing flexibility and convenience for meal preparation and hosting gatherings.

The spacious lounge is the perfect spot to unwind after a long day, with plenty of natural light streaming in through the windows, creating a warm and inviting atmosphere. Don't miss the opportunity to make this property your own and enjoy the tranquility of village life while still being within easy reach of local amenities. Contact us today on 01946 693931 to arrange a viewing and take the first step towards owning this delightful home.

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

FRONT EXTERNAL



ENTRANCE

Is via a UPVC part glazed door into:

HALLWAY

Stairs to first floor and doors leading to:

BEDROOM 1

12'0" x 11'8" (3.68 x 3.58)



Front aspect double glazed window. Radiator. Double in size.
Door leading:

EN-SUITE

3-piece suite comprising of walk-in shower, WC and basin.

BEDROOM 2

12'2" x 10'2" (3.71 x 3.10)



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

EN-SUITE 2

3-piece suite comprising of walk-in shower, WC and basin.

BEDROOM 3

12'7" x 12'0" (3.86 x 3.66)



Rear aspect double glazed window. Radiator. Double in size.
Door leading:

EN-SUITE 3

3-piece suite comprising of walk-in shower, WC and basin.

GROUND FLOOR RECEPTION ROOM/GYM

12'7" x 7'8" (3.86 x 2.34)



Radiator.

DINING ROOM

13'5" x 11'8" (4.11 x 3.56)



Front aspect double glazed window. Radiator.

KITCHEN



A range of wooden wall and base units with complementary work surfaces. Integrated electric oven and hob. Plumbing for a washing machine. Stainless steel sink and drainer unit. Rear aspect double glazed window. Walk-in storage room. UPVC part glazed door leads to rear external Door leading to WC and basin.

FIRST FLOOR LANDING

Doors leading to:

LOUNGE

14'9" x 13'6" (4.52 x 4.14)



Front aspect double glazed window. Radiator. Electric fire.

FIRST FLOOR KITCHEN/UTILITY

11'8" x 7'10" (3.58 x 2.41)



A range of wooden wall and base units with complementary work surfaces. Two side aspect double glazed windows. Beige sink and drainer units. Wooden ceiling panelling. Radiator. Neutral wall tiling. Decorative exposed brick feature wall.

BEDROOM 6

11'8" x 11'6" (3.56 x 3.51)



Rear aspect double glazed window. Radiator. Double in size. Original wooden flooring, painted white. Telephone point.

BEDROOM 7

11'6" x 9'1" (3.53 x 2.77)



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

BATHROOM



4- piece suite comprising of walk-in shower, WC and basin. 2 rear aspect frosted, double glazed windows. Radiator. Laminate flooring.

BEDROOM 5

13'10" x 11'5" (4.24 x 3.48)



Front aspect double glazed window. Double in size. Fitted wardrobes and units. Exposed ceiling beams.

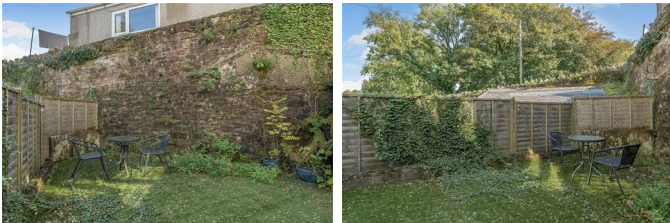
BEDROOM 4

17'3" x 10'7" (5.28 x 3.25)



Velux window. Double in size.

REAR EXTERNAL



Can be accessed from the main house, however access can also be external via neighbouring property. Leading to private artificial turfed seating area.

DIRECTIONS

.The property is best approached from Whitehaven on the A595 to Egremont and then on past Thornhill and continue to the right hand turn signposted Beckermest. Follow the road into the village and Kerbeck House is on the right hand side past the church just before the road bends left.

COUNCIL TAX

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

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.

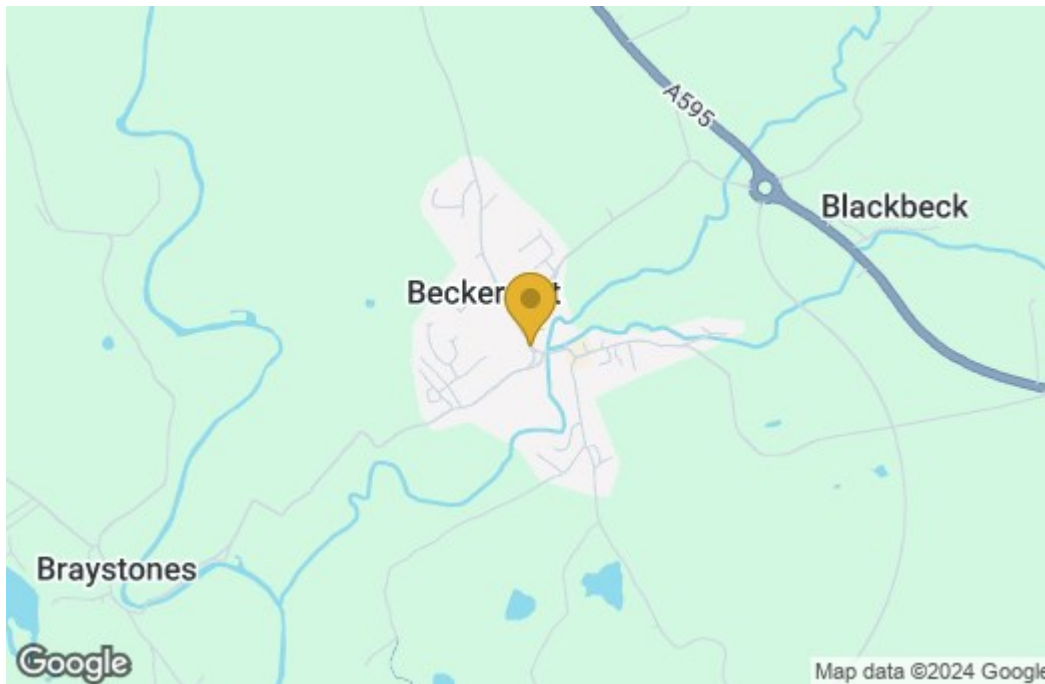
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

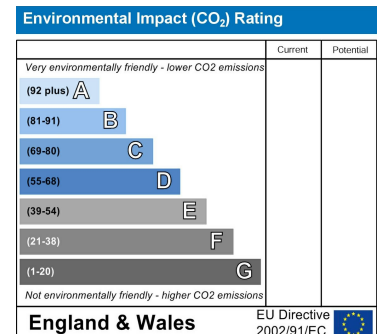
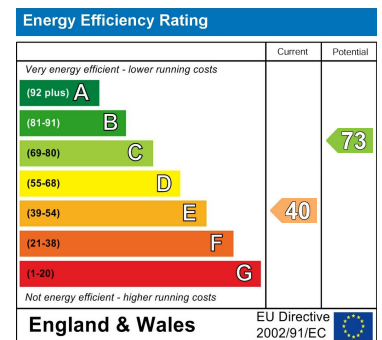
Floor Plan



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.