



GRISDALES

PROPERTY SERVICES



20 Ling Road, Egremont, CA22 2JU

£185,000

Welcome to Ling Road - a charming location for this delightful semi-detached house. As you step inside, you'll be greeted by a warm and inviting atmosphere with a spacious reception room, great size Kitchen/ Dining room and generous conservatory, perfect for entertaining guests or relaxing with your family. This property boasts three lovely bedrooms, providing ample space for a growing family or for those in need of a home office. With two bathrooms, mornings will be a breeze, ensuring no one is left waiting for their turn. The tasteful décor throughout the house adds a touch of elegance and charm, creating a welcoming environment for you to make your own.

Situated in a desirable residential estate, this house is not only a home but a lifestyle. The fantastic garden offers a tranquil retreat where you can enjoy the outdoors or host summer barbecues with friends and family. For families with children, the proximity to reputable schools is a definite advantage, making the morning school run a stress-free experience.

Book a viewing today and envision the wonderful memories you could create in this lovely 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

ENTRANCE

Via uPVC front door into hallway leading to:

LOUNGE

13'5" x 12'0" (4.11 x 3.66)



Front aspect double glazed window. Gas fire set in decorative surround. Under stair storage cupboard. Radiator. Door to:

KITCHEN/DINING ROOM

15'3" x 8'11" (4.67 x 2.74)



With a range of wall and base units with complementary work surfaces and tiled surrounds. Inset stainless steel sink unit. 5-ring gas hob with extractor fan over. Integral oven. Integral dishwasher. Integral fridge. Double glazed window facing rear aspect. Tiled flooring. Double radiator. UPVC double glazed door leading to:

CONSERVATORY

12'11" x 11'1" (3.96 x 3.40)



A generous space constructed with dwarf walls and a range of double glazed windows, alongside double glazed French doors to access the garden. Double radiator. Tiled flooring.

STAIRS AND FIRST FLOOR LANDING

Airing cupboard. Loft access. Doors to:

MASTER BEDROOM

12'0" x 9'1" (3.68 x 2.79)



Double bedroom with front aspect double glazed window. Radiator. Door to

EN-SUITE SHOWER ROOM



White 3-piece suit comprising of shower cubicle, wash hand basin and double WC. Radiator. Extractor fan.

BEDROOM 2

8'7" x 8'5" (2.62 x 2.59)



Double bedroom with double glazed window facing rear aspect. Radiator.

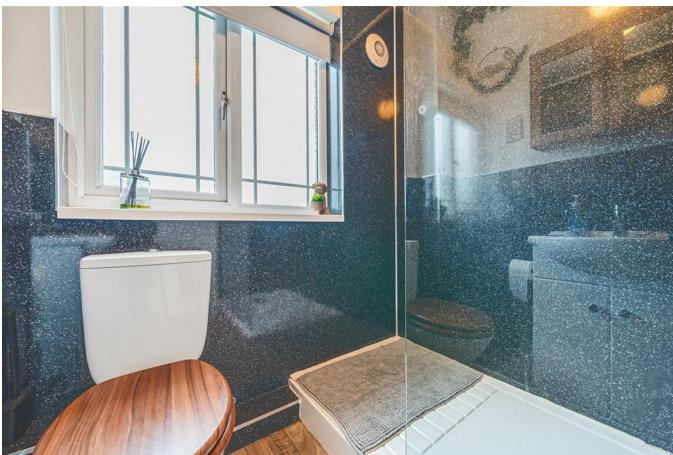
BEDROOM 3

8'7" x 6'0" (2.62 x 1.83)



Single bedroom with double glazed window facing front aspect. Radiator. Built-in storage cupboard over stairs.

SHOWER ROOM



3-piece suite comprising of double shower cubicle, WC and wash hand basin. Double glazed frosted glass window. Extractor fan. Radiator.

FRONT EXTERNAL



Off road parking available alongside access to the single detached garage. Small front lawn and paved areas.

EXTERNAL REAR



Gated access from side of the property. A generous rear garden which is mainly laid to lawn with gravel seating area. The rear garden is fully secure

SINGLE GARAGE

With up-and-over door. Power and lighting. Double glazed window. Additional space for utility appliances if required.

DIRECTIONS

The property is best approached from Whitehaven leaving 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 along onto Bookwell and in turn Queens Drive, second right onto Ashley Way and immediately first left into Ling Road. Number 20 is situated on the left hand side displaying a Grisdales for sale sign.

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 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.

*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

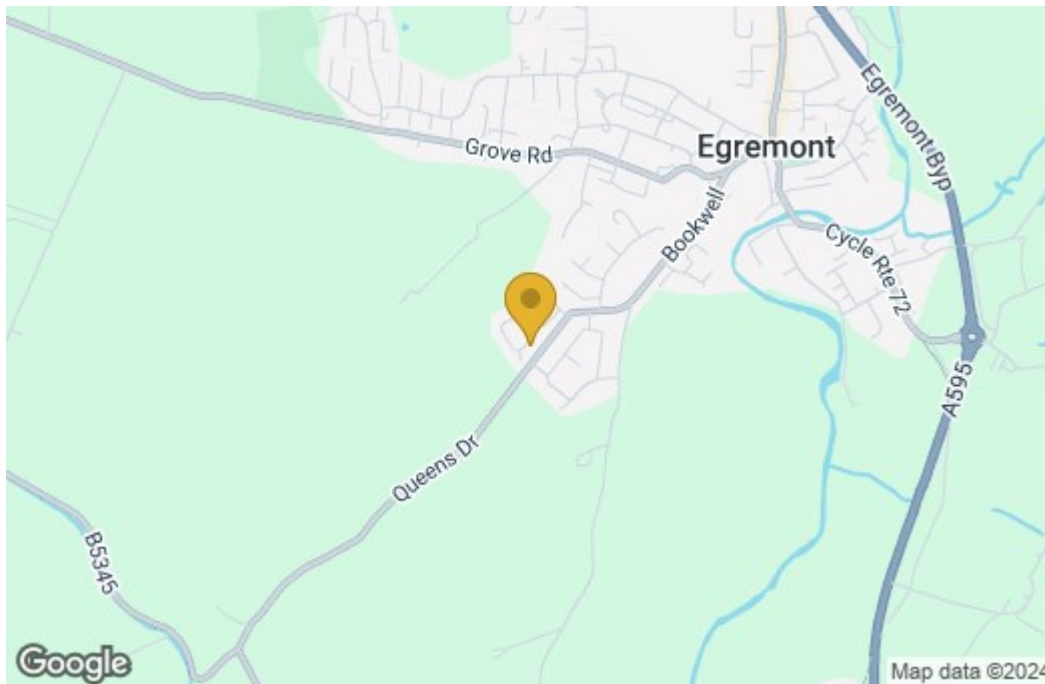
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

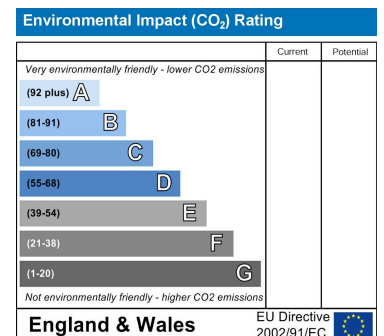
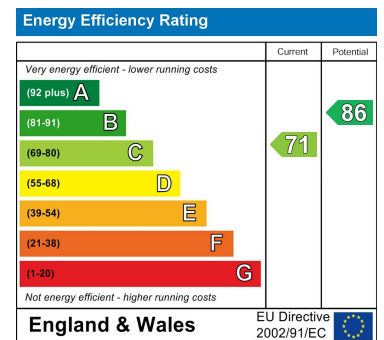
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.