



## 9 Riverside Drive, Egremont, CA22 2EH

**£245,000**

Located in the picturesque cul-de-sac that is Riverside Drive, Egremont, this detached bungalow offers a delightful blend of comfort and scenic beauty. With five of the spacious rooms offering fell views, this property is ideal for families or those seeking extra space for guests or a home office.

Enjoying the stunning views of the Lake District Fells, meandering River Ehen and adjacent grazing farmland that surround the property, the bungalow is set on a large corner plot, allowing for a generous outdoor space enjoying the surrounding natural feel.

For those with vehicles, the property boasts off-road parking for up to four vehicles, including a single garage to provide added convenience and security.

This residence not only offers a comfortable living space but also the opportunity to embrace a tranquil lifestyle in a beautiful setting. This spacious plot and layout of the property also offers the potential for further development and extension of the accommodation (STPP). With its combination of spacious interiors, ample parking, and breathtaking views, this bungalow is a rare find in the desirable location of Egremont. Please call us today on 01946 693931 to take a look around.



## THINGS YOU NEED TO KNOW

The property has oil central heating, mains electric, mains water and drainage.

## ENTRANCE

Via glazed porch with UPVC door leading into:

## HALLWAY



Radiator, storage cupboard, stairs to first floor and doors leading to:

## LOUNGE

14'7" x 12'7" (4.45 x 3.86)



Front aspect double glazed window, radiator, electric fire.

## KITCHEN



Range of wooden wall and base units with complementary work surfaces. Neff Integrated double oven and induction hob together fitted with a Bosch dishwasher, sink and drainer unit. Rear aspect double glazed window with gorgeous fell views. Integrated breakfast bar style dining table.

## DINING ROOM

10'5" x 9'4" (3.18 x 2.87)



Rear aspect double glazed window, radiator.

## BATHROOM



Three-piece suite comprising of bath with overhead shower, WC and wash basin. Beige wall tiles, frosted double glazed window, radiator and towel rail.

### BEDROOM 3

12'9" x 11'10" (3.89 x 3.63)



Rear aspect double glazed window, double in size and radiator.

### BEDROOM 4

10'11" x 10'5" (3.33 x 3.18)



Front aspect double glazed window, double in size, radiator.

### STAIRS TO FIRST FLOOR

### BEDROOM 1

13'6" x 9'10" (4.14 x 3.02)



This room is currently used as a sitting room, however it is double in size if used as a bedroom. Rear aspect double glazed window, radiator, eaves storage space.

### BEDROOM 2

13'6" x 10'0" (4.14 x 3.05)



Rear aspect double glazed window, double in size, radiator, eaves storage cupboards.



## UTILITY

6'0" x 5'6" (1.85 x 1.70)



Sink and drainer unit with electrics fitted. Side aspect window.

## GARAGE

17'5" x 9'10" (5.33 x 3.00)

Single in size, up and over front door, power fitted, oil boiler.

## FRONT EXTERNAL



Driveway parking for four cars, alongside grass lawn and shrubbery.

## REAR EXTERNAL



Fabulous corner plot with a mixture of grass, lawn and patio areas. Uninterrupted fell views to the rear, greenhouse can also be included in the sale.

## EXTERNAL VIEWS



## DIRECTIONS

From Whitehaven follow the signposts for Egremont, after travelling down Egremont Bypass, take the first left off the round about onto East Road. Follow the road until you reach Riverside Drive, where the property can be identified by 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 D.

## 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.

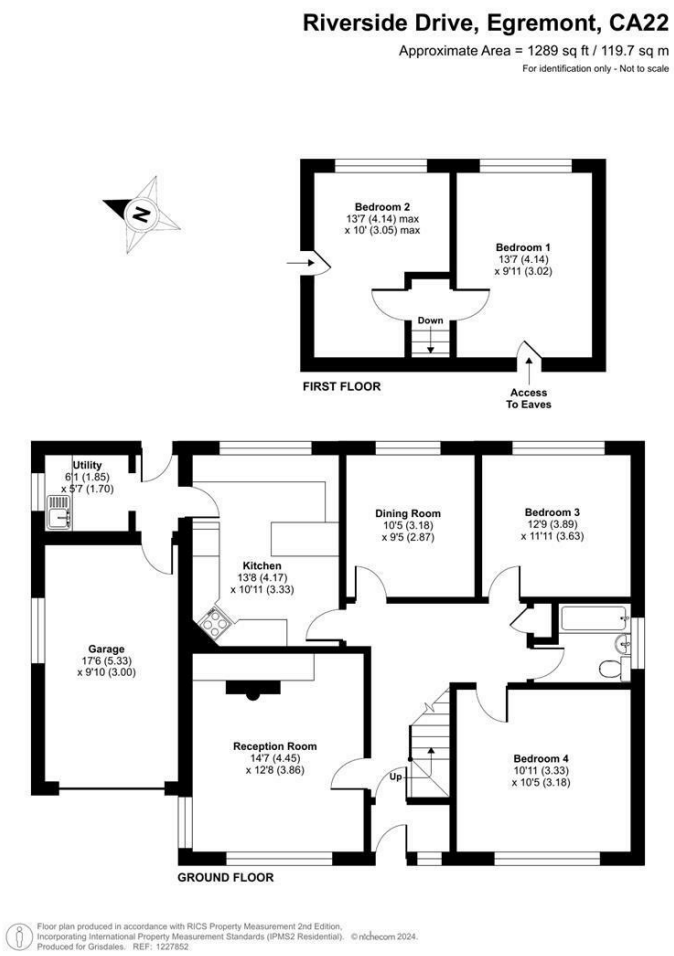
## **MORTGAGE ADVICE**

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.

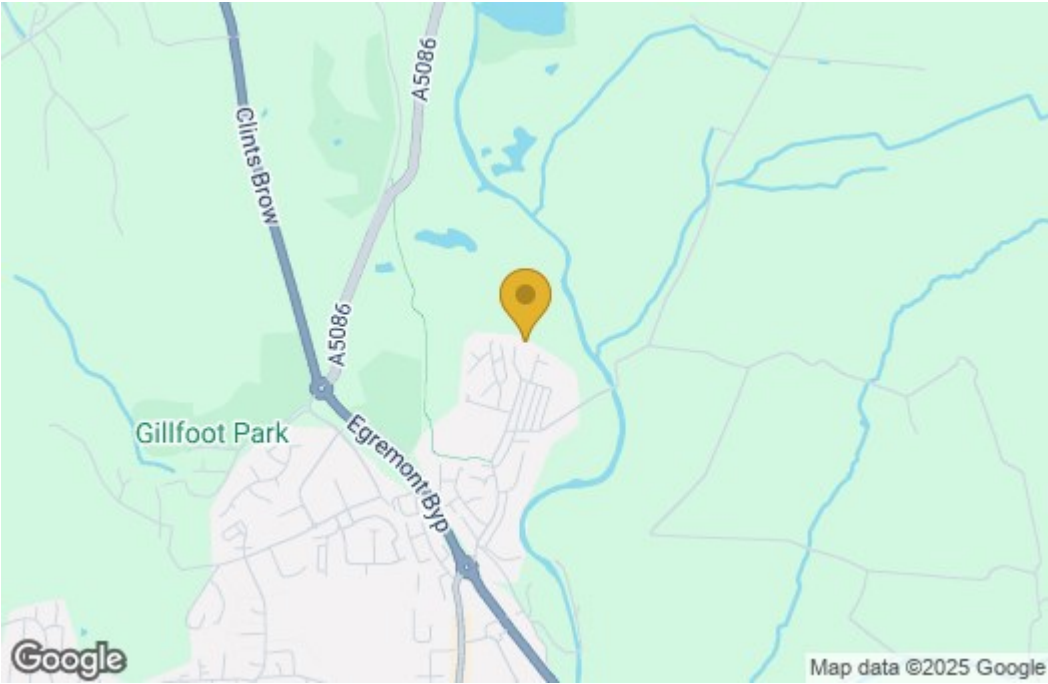
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

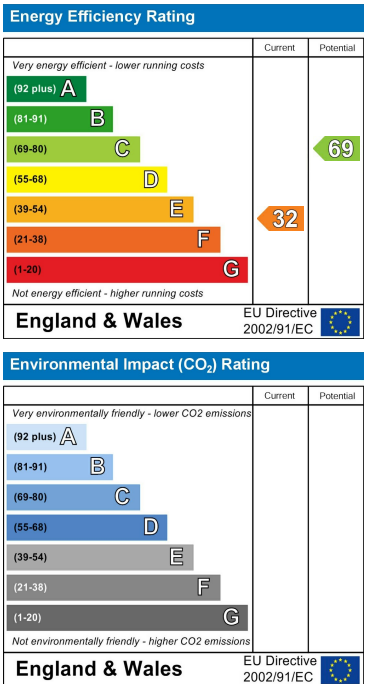
Floor Plan



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.