



## 22 East Road, Egremont, CA22 2ED

**£130,000**

Situated on East Road in the market town of Egremont, this spacious mid-terrace house offers a perfect blend of traditional character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The stylish, modern lounge diner is perfect for both relaxing and entertaining.

One of the standout features of this home is the stunning fell views that can be enjoyed from various vantage points, adding a touch of natural beauty to everyday life.

Outside, you will find a detached garage, providing convenient parking for one vehicle, along with additional storage options. With some TLC, the garden offers an outdoor space, perfect for enjoying the fresh air.

Don't miss the opportunity to make this charming house your new home, call us today on 01946 693931.

## ENTRANCE

Is via a composite front door into:

## HALLWAY

With stripped wooden flooring, radiator and stairs leading to first floor. Door leading to:

## OPEN PLAN LOUNGE/ DINER



## DINING AREA

11'3" x 9'10" (3.45 x 3.00)



Front aspect double glazed window, radiator, wooden flooring, fireplace.

## LOUNGE AREA

13'8" x 9'10" (4.17 x 3.00)



Radiator, under stairs storage cupboard, gas fire with decorative surround. Double doors leading into rear porch. Door leading to:

## KITCHEN

8'0" x 7'10" (2.46 x 2.39)



With a range of cream gloss wall and base units with complementary work surfaces. Inset stainless steel sink; 5-ring gas hob and electric oven; stainless steel extractor hood above with splashback. Integrated fridge and separate freezer. Plumbing for washing machine.

## REAR PORCH

Entered from Lounge area with stone floor and further door to external rear area.

## BATHROOM



With a Four piece suite comprising of walk-in shower, bath, WC and wash hand basin. Chrome towel radiator; rear aspect double glazed, frosted window. White wall tiling, airing cupboard housing wall mounted Worcester boiler.

## FIRST FLOOR STAIRS & LANDING

Velux window, radiator, built in storage cupboard with loft access point.

### BEDROOM 1

13'1" (max) x 11'3" (max) (3.99 (max) x 3.43 (max))



Front aspect double glazed window, radiator, double in size, wooden flooring, decorative traditional fireplace.

### BEDROOM 2

13'8" x 6'3" (4.17 x 1.93)



Rear aspect double glazed window, radiator, double in size. Fabulous fell views.

### BEDROOM 3

7'10" x 7'10" (2.41 x 2.41)



Rear aspect double glazed window, radiator, single in size, wooden flooring. Amazing fell views.

### FRONT EXTERNAL



Parking is by way of on street. Gated access to path leading to front door.

### REAR EXTERNAL



A small yard lies to the rear of the property with a storage unit under the house. A gate leads across a shared access laneway to an enclosed rear garden.

### GARAGE



Detached single garage, with up-and-over door.

### COUNCIL TAX

We have been advised by Cumberland Borough Council (01946) 852585 that this property is placed in Tax Band A.

## **DIRECTIONS**

From Whitehaven, follow the A595 to Egremont. At the Gillfoot roundabout take the second exit and continue to the next roundabout at East Road Garage. Take the first exit onto East Road and number 22 is on the right hand side after a short distance.

## **VIEWING**

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.

## **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.

## **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 & 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 & 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.

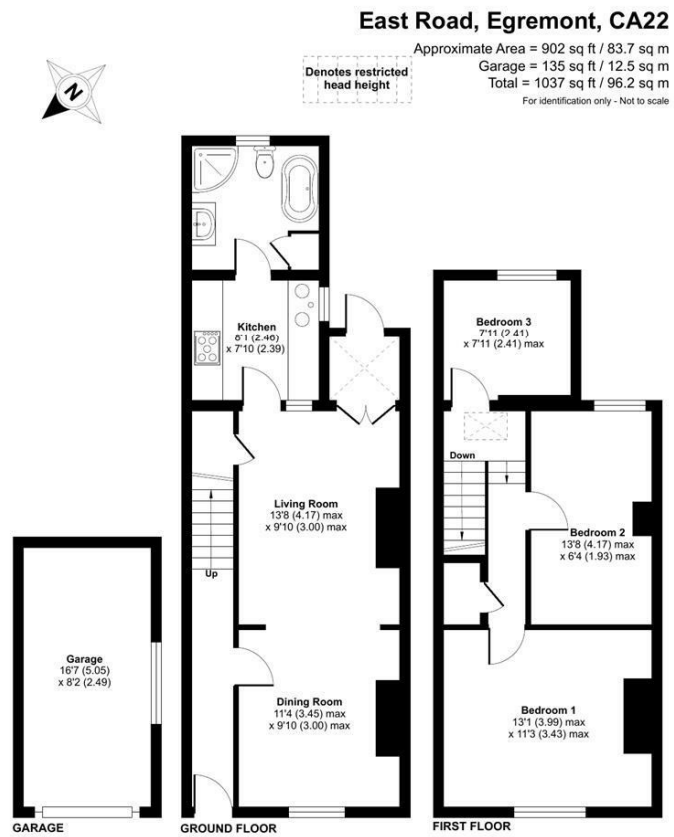
## **MORTGAGE ADVICE**

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.

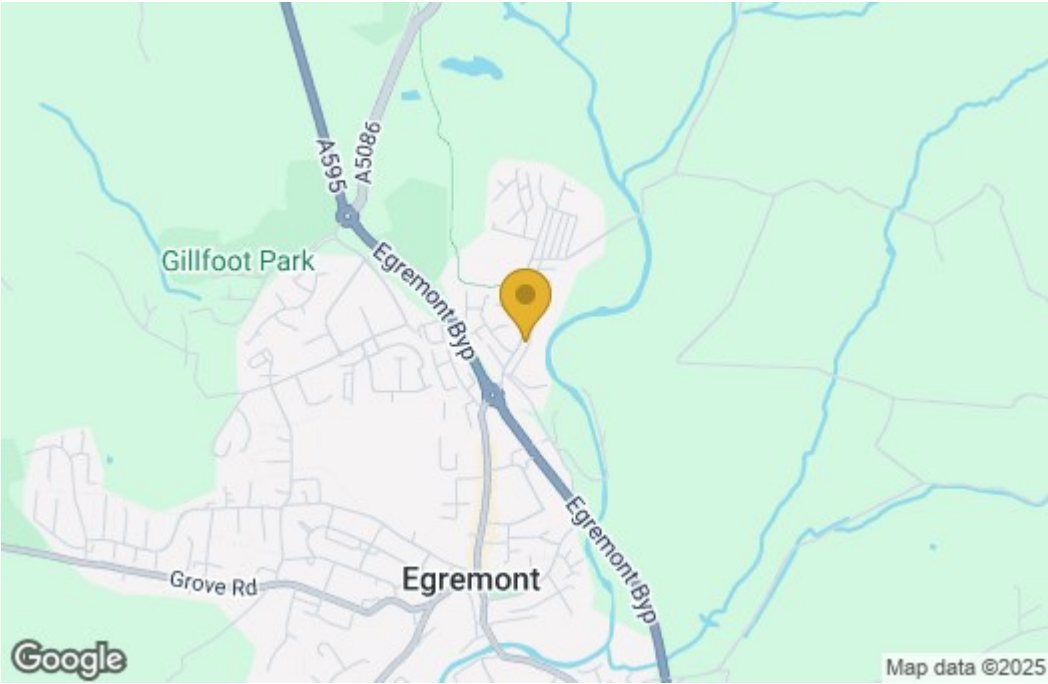
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

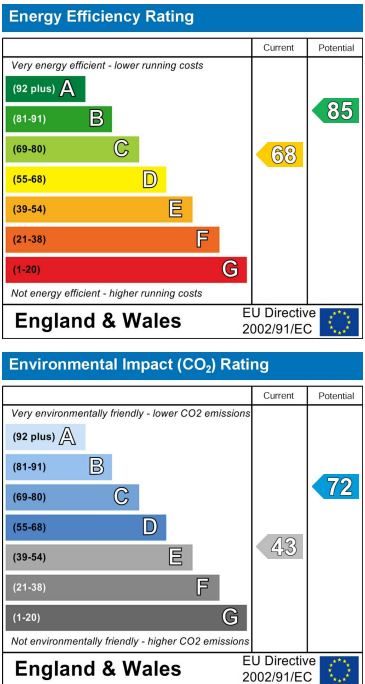


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Grisdale. REF: 1234567

Area Map



Energy Efficiency Graph



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