

1 The Reading Rooms Springfield Road, Egremont, CA22 2SX

£165,000

ONLINE VIEWING AVAILABLE

Charming 2-Bedroom Duplex Apartment in Bigg, Cumbria for sale with NO ONWARD CHAIN

Nestled in the heart of Bigg, this unique two-bedroom, two-bathroom duplex apartment offers a harmonious blend of contemporary design and historic charm. Housed within a thoughtfully converted former school building, the property boasts period features complemented by modern amenities, creating an inviting atmosphere perfect for comfortable living. The location allows residents to enjoy the serenity of rural living while benefiting from proximity to local amenities alongside two designated off road parking spaces. The area offers excellent transport links and is within easy reach of the Lake District National Park, making it an attractive location for both tenants and holidaymakers.

Bigg and the surrounding areas have seen a notable increase in rental demand. With the property's asking price of £165,000, investors can anticipate a rental yield of approximately 6%.

Don't miss the opportunity to own this distinctive property that promises both a comfortable lifestyle and a sound investment. Contact us today on 01946 693931 to arrange a viewing.

THINGS YOU NEED TO KNOW

The property is Freehold and benefits from mains gas, electric, water and drainage supplies.

COMMUNAL AREA

From the rear courtyard, there is access to the communal area for Flats 1-3.

ENTRANCE HALL

Small entrance hall with generous built in storage cupboard and doors to:

BEDROOM 1

14'11" x 7'7" (4.56 x 2.33)



Ground floor neutrally decorated double bedroom with multi aspect double glazed windows and television point.

OPEN PLAN LOUNGE/KITCHEN/DINER

20'8" maximum x 24'0" maximum (6.31 maximum x 7.33 maximum)



KITCHEN



Range of wall and base units with complementary work surfaces and white tiled surrounds. Inset stainless steel sink

unit with draining board. Plumbing for a washing machine, space for a dishwasher, space for a freestanding fridge freezer, breakfast bar, integral oven and grill with four ring hob and stainless steel extractor hood over, doors to large storage cupboard and door to:

SHOWER ROOM



Three piece suite comprising of a double shower cubicle, WC and wash hand basin set in storage units, extractor fan, fully tiled walls and flooring and airing cupboard housing the gas central heating combi boiler.

LOUNGE/ DINING ROOM



Neutrally decorated offering freestanding electric fire, four large rear aspect double glazed windows, telephone and television point and stairs to the first floor landing.

STAIRS TO THE FIRST FLOOR

From the Lounge/ Dining Room - Providing access to the mezzanine/bedroom 2.

BEDROOM 2



Double bedroom with ample fitted wardrobes and bedside tables. External door to access the rear terrace and additional door leading to:

BATHROOM



White three piece suite comprising of a bath with mixer tap and shower head over. WC and wash hand basin both set in storage, chrome ladder radiator, partly tiled walls, fully tiled flooring, velux windows.

EXTERNALLY



With designated parking to the rear of the building. Alongside a generous terrace from the mezzanine/bedroom 2.

DIRECTIONS

From Whitehaven travel south on the A595 into Bigrigg, towards the Petrol on the right hand side. The property can be found just opposite. Take the left turn after the Petrol Station to access the parking.

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.

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 REGULA

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 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

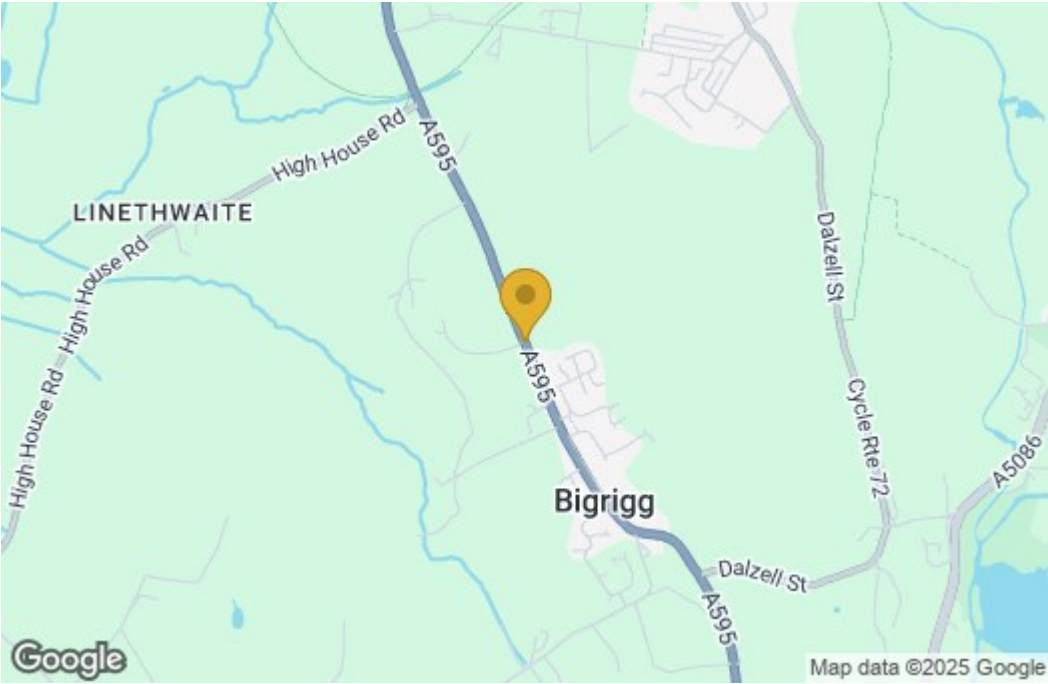
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

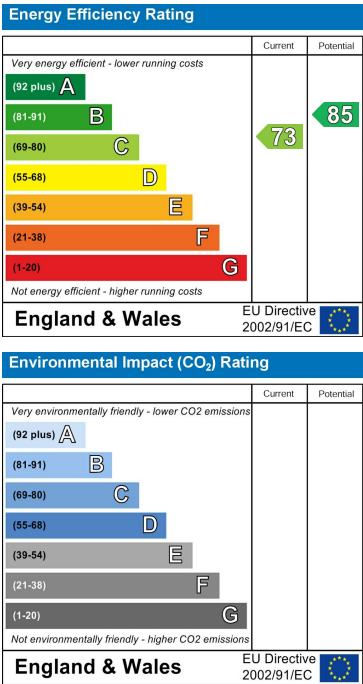
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.