

26 Wordsworth Close, Egremont, CA22 2HG

£120,000

26 Wordsworth Close, Egremont, is a very well presented terraced house just waiting for its new owner. The home is situated within a popular residential estate, making it a desirable location and an ideal property for families or investors alike.

The modern shower room adds a touch of contemporary style and functionality. The well-designed layout ensures that each room is filled with natural light, creating a warm and inviting atmosphere throughout the home.

The private rear garden provides a tranquil outdoor space. It offers a safe area for children to play and for gardening enthusiasts to cultivate their green thumbs. Additionally, the property is conveniently located close to local schools and employment links, making daily commutes and school runs a breeze. This combination of accessibility and comfort makes this semi-detached house an excellent choice for anyone looking to settle in a friendly community.

Call us today on 01946 693931 to take a look around.

ENTRANCE

Is via a black composite front door leading into:

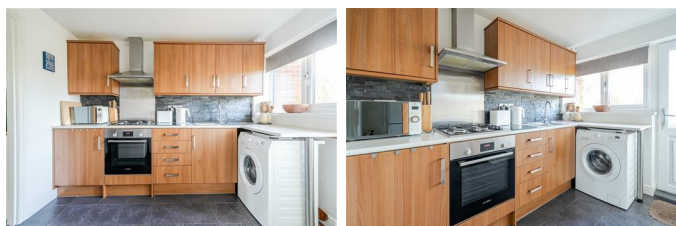
HALLWAY / DINING AREA



Radiator, tiled flooring, under stair storage cupboard.

KITCHEN

10'0" x 9'3" (3.07 x 2.82)



With a range of wooden wall and base units with complementary work surface. Integrated gas hob, electric oven and chrome extractor fan above. Inset sink and drainer unit. Rear aspect double glazed window. Part glazed upvc door leading to the external.

SITTING / DINING ROOM

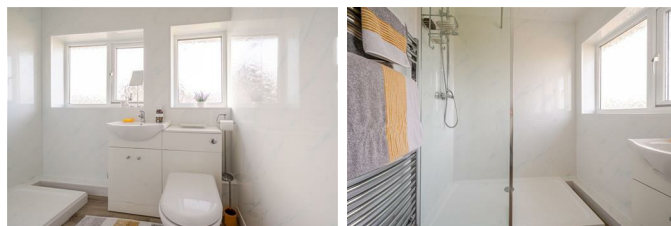


Rear aspect double glazed window, 2 radiators, gas fire, laminate flooring.

FIRST FLOOR LANDING

Loft hatch, storage cupboard with radiator and shelving.

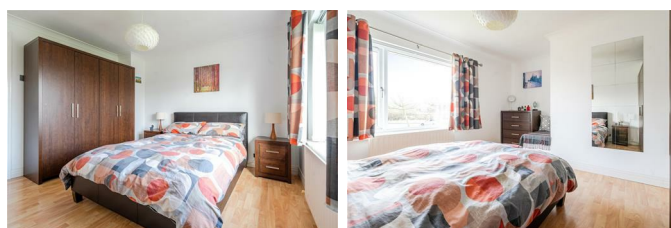
SHOWER ROOM



Three piece suite comprising of double walk-in shower, WC and wash basin, 2 rear aspect frosted double glazed windows, radiator, uPVC wall panelling.

BEDROOM 1

13'4" x 11'3" (4.08 x 3.44)



Double in size, front aspect double glazed window, radiator.

BEDROOM 2

12'0" x 29'10" (3.66 x 9.11)



Double in size, rear aspect double glazed window, radiator.

BEDROOM 3

11'5" x 6'2" (3.49 x 1.90)



Single in size, front aspect double glazed window, radiator.

FRONT EXTERNAL



Pathway leading to front door alongside grassed lawn area.

REAR EXTERNAL



Private, fenced in the garden with grassed lawn, patio area and shrubbery (shed to be included within the sale).

DIRECTIONS

Follow A595 from Whitehaven. At the first roundabout on the outskirts of Egremont take the turning Howbank Rod then turnings to Gillfoot Rd, Smithfield Rd and Croadalla Ave which will lead you to Wordsworth Close where the property is on the outskirts of the close, 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 A.

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.

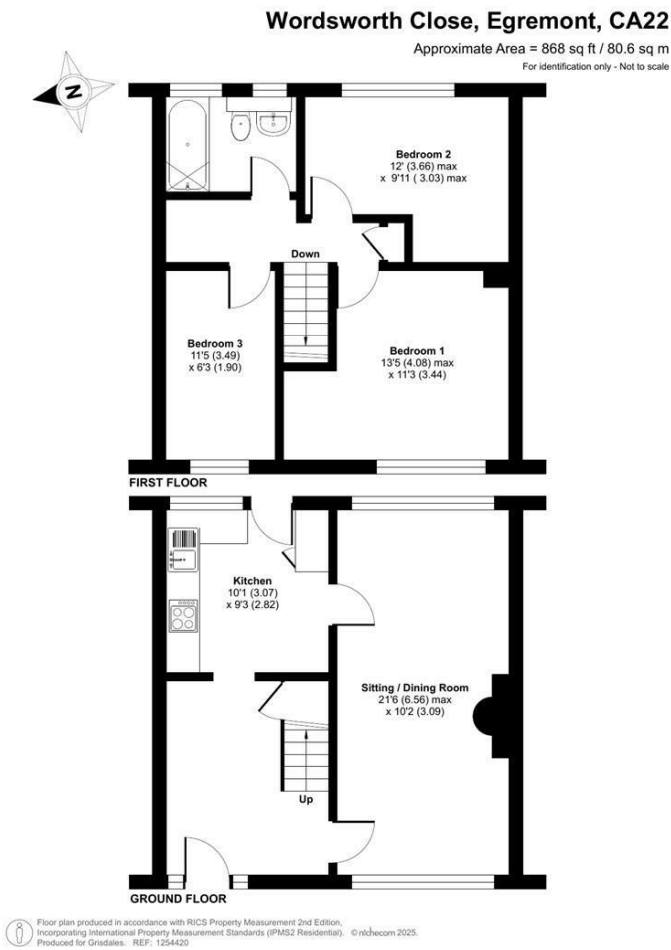
MORTGAGE ADVICE

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 Grisdals 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.

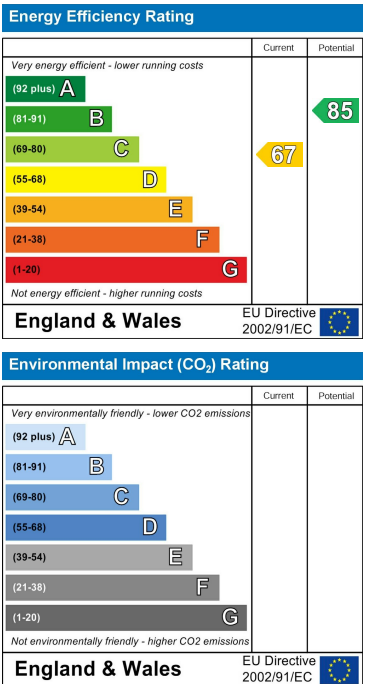
Floor Plan



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.