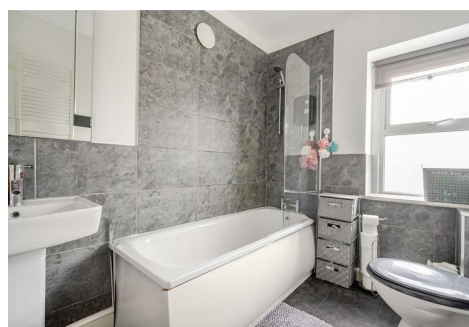




# GRISDALES

PROPERTY SERVICES



## 4 Park View, Egremont, CA22 2TT

**£114,950**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\*

Calling all First Time Buyers.... This has been an ideal first home for the current owner, and now it's time to move on - Could this lovely end Terrace be your first home?

Sitting pleasantly on the A595 in Bigg, just a few minutes drive from both Whitehaven and Egremont and easy access to local employment and transport links.

Nicely presented throughout, offering the ideal balance of living and bedroom spaces complimented nicely with a great sized rear garden - perfect for those summer months.

The stylish bathroom makes a great addition alongside two DOUBLE bedrooms and ample storage space. Call us today on 01946 693931 to arrange your viewing.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: [whitehaven@grisdales.co.uk](mailto:whitehaven@grisdales.co.uk)



## OWNERS COMMENTS

In the Owners words "We are sad to be leaving this property, the brilliant neighbours, excellent transport links and handy garage/shop across the road. It has a cosy feel and will make the perfect home for someone."

## THINGS YOU NEED TO KNOW

The property is Freehold and offers mains gas, electric and water supplies.

## PORCH



Access via a uPVC double glazed door. Leads to:

## INNER HALLWAY

8'5" x 5'9" (2.59 x 1.76)

uPVC double glazed door with frosted glass window, radiator, stairs to the first floor landing and door to:

## DINING ROOM

13'3" x 8'2" (4.04 x 2.51)



Double glazed window, radiator, telephone point, TV point and archway leading to:

## LIVING ROOM

14'6" x 8'2" (4.42 x 2.51)



Cosy lounge with television point, built-in under stairs storage cupboard, radiator and double glazed window facing to the rear. Door to:

## KITCHEN

12'4" x 6'9" (3.76 x 2.06)



Comprising a range of wall and base units with a complementary worksurface and tiled surrounds, stainless steel extractor hood with space for a freestanding cooker, stainless steel sink with drainer and mixer tap, plumbing for a washing machine, radiator and two double glazed windows.

Door to:

## REAR HALLWAY

Providing access to:

## W.C

Hand ground floor WC, extractor fan and radiator.

## LEAN TO

Dwarf wall lean-to with a range of double glazed windows overlooking the rear garden. UPVC door lead to the rear garden.

## BACK FROM THE INNER HALLWAY

Stairs lead to:

## FIRST FLOOR LANDING

Double glazed window, loft access and doors to:

### BEDROOM ONE

14'6" x 8'7" max (4.44 x 2.63 max)



Double bedroom with front aspect double glazed window and radiator.

### BEDROOM TWO

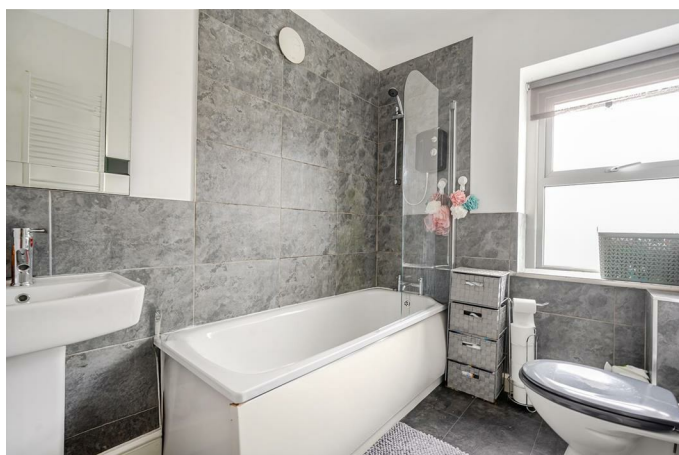
12'2" x 7'11" max (3.71 x 2.42 max)



Double bedroom with rear aspect double glazed window and radiator.

### BATHROOM

9'10" x 6'3" (3.02 x 1.93)



Modern three piece suite comprising of a bath with mixer tap and shower over, wash hand basin, W.C, partly tiled walls, heated towel rail, extractor fan and frosted glass double glazed window.

### EXTERNALLY - FRONT



To the front of the property, steps lead up to the Porch door complimented by a small paved area. Parking is on street.

### EXTERNALLY - REAR



To the rear of the property is a large yard area which leads to a good sized low maintenance garden.

### COUNCIL TAX

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

### DIRECTIONS

From Whitehaven follow the A595 towards Egremont. Upon entering Bigrigg via the 40mph zone, the property can be located on the left hand side of the second row of terraced houses before O'hallorans.

### 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.

### 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**

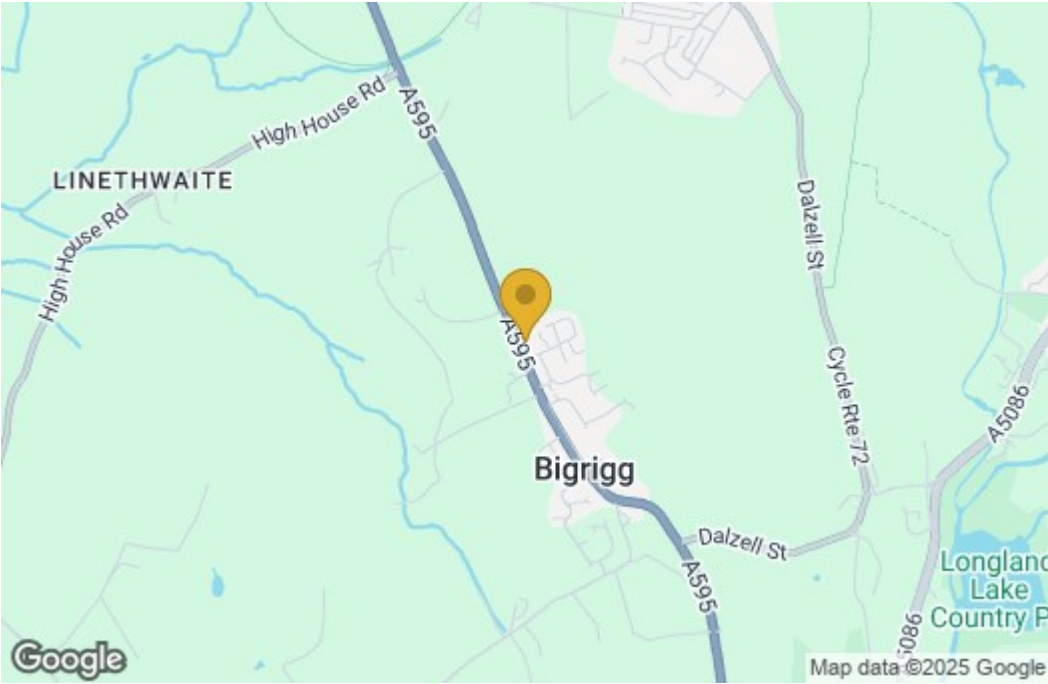
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

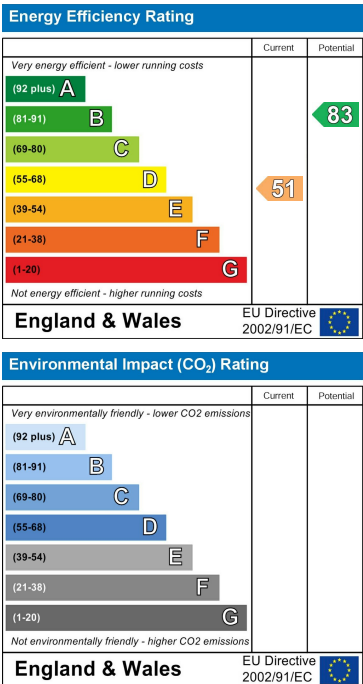
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.