



GRISDALES

PROPERTY SERVICES



Spindrift Spindrift, Egremont, CA22 2UG

£185,000

This type of property is perfectly placed in the serene Hamlet that is Middletown, close to local schools and links to employment. This delightful mid-terrace house offers a perfect blend of modern living and peaceful countryside charm and just a short walk away from the sea front. With three well-proportioned bedrooms, this property is ideally sized for families looking for a home in a more rural location.

An inviting open-plan living space is on the first floor leading nicely into the modern kitchen. The property boasts a stylish bathroom with no need for any work. Each bedroom is thoughtfully designed, offering ample natural light and space for personalisation, making it easy to create a restful retreat.

For those who appreciate outdoor space, the property features unallocated parking to the rear, providing convenience. The rural location enhances the appeal, offering a peaceful lifestyle while still being within reach of local amenities and transport links.

Helping you find your perfect new home...

www.grisdales.co.uk

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

THINGS YOU NEED TO KNOW

The property has a water treatment system that replaced the septic tank in 2020.

ENTRANCE

Is via wooden part-glazed door leading into:

HALLWAY



Stairs leading to first floor. Radiator. Wooden door leading to rear external. Door leading to:

BATHROOM



Three piece suite comprising of bath, WC and wash basin within unit. Electric shower over bath. White and blue decorative wall tiling. Rear aspect frosted double glazed window. White floor tiling. Chrome ladder style radiator.

BEDROOM 1

11'10" x 9'11" (3.63 x 3.04)



Front aspect double glazed window. Radiator. Double in size.

BEDROOM 2

11'10" x 8'6" (3.61 x 2.61)



Rear aspect double glazed window. radiator. Double in size.

BEDROOM 3

9'3" x 8'6" (2.82 x 2.60)



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

FIRST FLOOR LANDING

Doors leading to:

UPSTAIRS WC



Two piece suite comprising of WC and wash basin set within unit. Cupboard housing wall mounted boiler.

OPEN PLAN LOUNGE/DINER

22'4" (max) x 22'0" (max) (6.82 (max) x 6.72 (max))



Dual aspect double glazed windows. Two radiators. Multi-fuel stove set within decorative surround. Door leading to:

KITCHEN

8'7" x 8'6" (2.63 x 2.60)



With a range of white gloss wall and base units with complementary work surfaces. Integrated electric oven and hob with extractor fan above. Inset sink and drainer unit. Integrated fridge and freezer. White and blue decorative wall tiling. Grey floor tiling. Integrated dishwasher. Rear aspect double glazed window.

FRONT EXTERNAL



Gated pathway leading to front door.

REAR EXTERNAL



Paved patio seating area with low maintenance shrillies, tiered throughout. Decorative bordered shrubbery. Slated pathway leading to steps up to the unallocated car parking area.

DRONE PHOTOGRAPHY



VIEWS



DIRECTIONS

From Whitehaven, travel to Egremont and at the town centre roundabout take the 3rd exit along Egremont Main Street. At the cross, take the right hand turn and bear left, following the road out of the town and to the T junction. Turn left and then first right signposted Nethertown. Follow the road through to Middletown, where the property is located on the right hand side displaying a Grisdales for sale sign.

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.

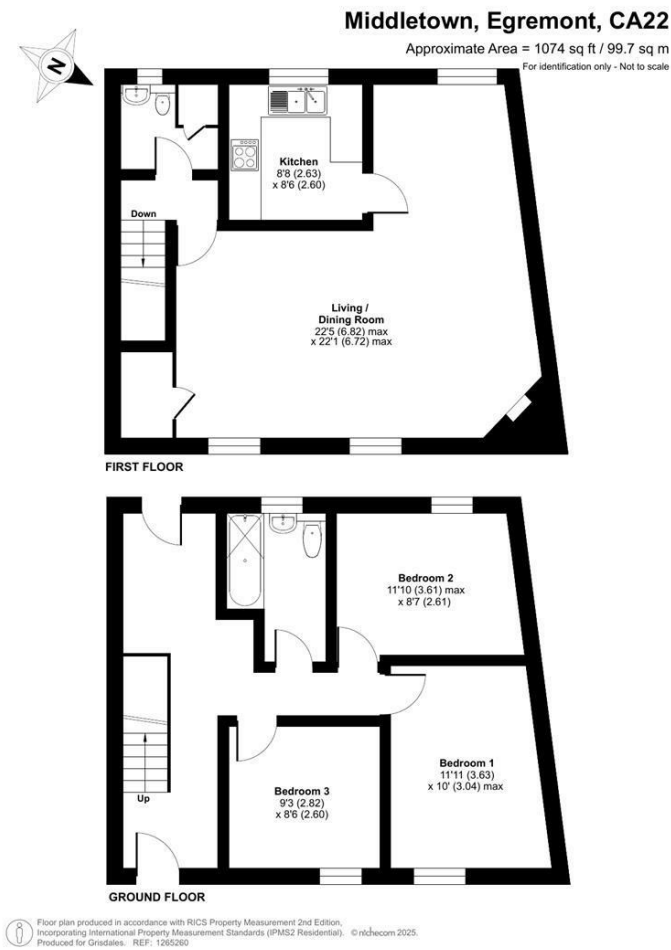
MORTGAGE ADVICE

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.

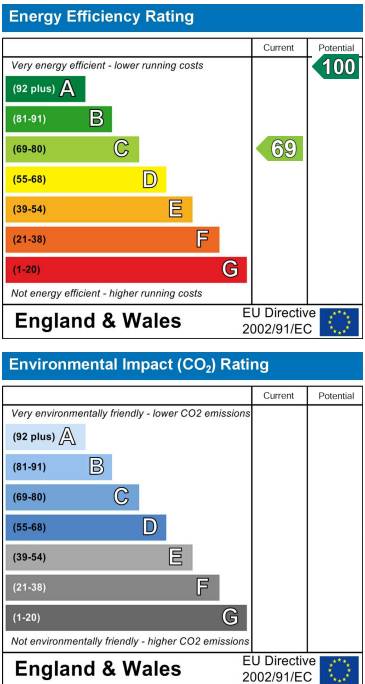
Floor Plan



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.