



## 8 Rheda Close, Frizington, CA26 3TB

**£280,000**

Tucked away on Rheda Close in the heart of Frizington, this lovely detached bungalow is full of charm and ready to welcome its next owners. With plenty of space and a layout that suits both families and individuals, it's a great place to settle in and make your own with some cosmetic upgrading in part.

Inside, you'll find two comfortable reception rooms—ideal for relaxing at the end of the day or hosting friends and family. There are three generously sized double bedrooms, offering lots of room for everyone to spread out, plus two bathrooms to help keep busy mornings running smoothly.

One of the highlights of the home is the large, flexible space that could be used as a playroom, home office, or even a second lounge—whatever works best for your lifestyle. Step outside and you'll find sunny wrap-around gardens that are perfect for summer BBQs, quiet evenings, or simply enjoying a bit of fresh air.

Set in a popular neighbourhood, the house enjoys a welcoming community feel while still being close to local shops, schools, and transport links. To arrange a viewing, please call 01946 693931.



## THINGS YOU NEED TO KNOW

The property is freehold and offers mains gas electric water and drainage supplies.

## ENTRANCE HALL

Providing access to:

## BEDROOM THREE

18'4" x 8'9" (5.59 x 2.67)



A great sized double bedroom with front aspect double glazed window and radiator.

## BEDROOM TWO

18'4" x 8'9" (5.59 x 2.69)



A large double bedroom with front aspect double glazed window and radiator.

## BEDROOM ONE

21'1" (max) x 6'11" (6.45 (max) x 2.11)



A generous double bedroom with front aspect double glazed window, radiator and door to:

## EN-SUITE SHOWER ROOM



White 3-piece suite comprising of corner shower cubicle, WC and wash hand basin. Frosted glass double glazed window, extractor fan and radiator.

## BATHROOM



White four piece suite comprising of a bath, shower cubicle, WC and wash hand basin. Frosted glass double glazed window, radiator and tiled wall coverings.

## RECEPTION ROOM

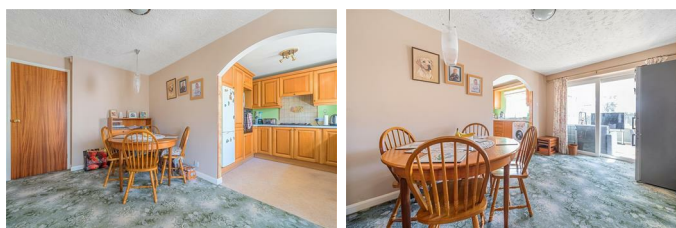
17'3" (max) x 11'8" (max) (5.28 (max) x 3.58 (max))



Neutrally decorated, benefiting from double glazed patio doors to rear garden, radiator and wall mounted fireplace.

## DINING ROOM

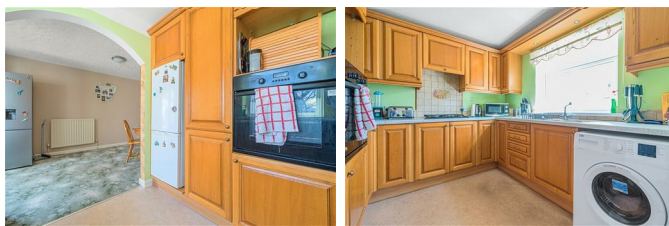
14'4" x 8'9" (4.39 x 2.69)



A great family space with archway leading to kitchen and doors leading to the sunroom. Radiator.

## KITCHEN

8'9" x 8'9" (2.67 x 2.67)



With a range of wall and base units with complementary work surfaces and partially tiled surrounds. Inset stainless steel sink unit, integral oven, integral gas hob with extractor hood over and tiled splashback. Plumbing for a washing machine, double glazed rear aspect window, space for a free standing fridge and freezer.

## SUNROOM

10'7" x 9'3" (3.25 x 2.82)



With a range of double glazed windows and sliding double glazed door for rear access.

## EXTERNAL FRONT



The property benefits from off road parking for several vehicles and access to the attached garage.

## GARAGE

19'5" x 12'9" (5.92 x 3.91)

## EXTERNAL REAR



A large rear garden which is mainly laid to lawn, bordered with various trees and shrubs. Incorporates two patio areas.

## DIRECTIONS

.From Whitehaven take the B5295 to Cleator Moor, turn left at the New Crown Inn onto the B5294. Entering Frizington turn left onto Rheda Close.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band C.

## 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

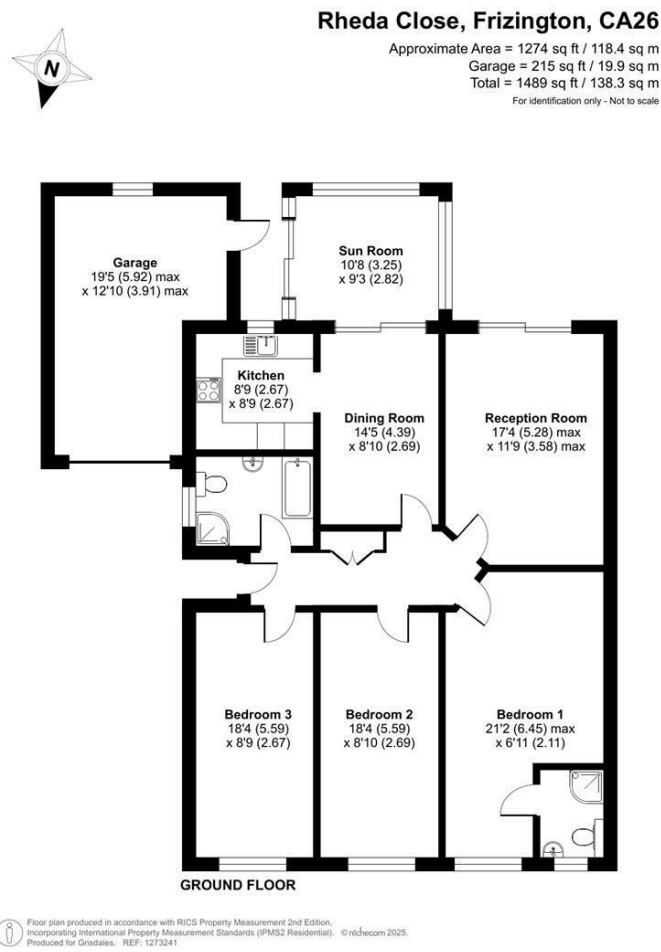
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.



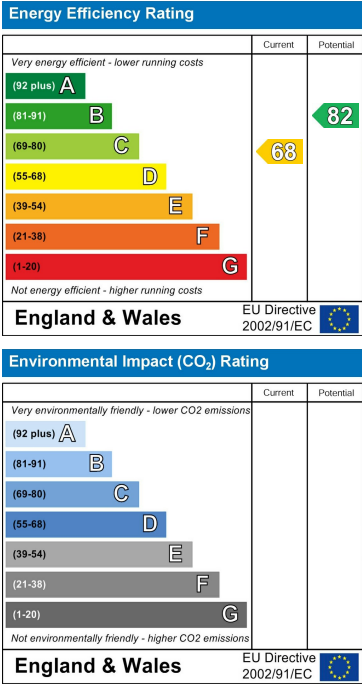
Floor Plan



Area Map



Energy Efficiency Graph



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