



## Silver Howe Yeathouse Road, Frizington, CA26 3QR

**£240,000**

Nestled on a generous plot in a peaceful and sought-after location, Silver Howe is a charming detached bungalow that offers exceptional living space and breathtaking panoramic views of local Fells and the Ennerdale Valley.

Set on a quiet road with minimal traffic, this home provides the perfect blend of privacy and tranquility. The interior is well-proportioned and filled with natural light, featuring a versatile loft room ideal for a home office, storage or hobby space. The layout lends itself perfectly to a variety of lifestyles, whether you're looking to downsize, invest, or find your forever home. Accompanied nicely by a great sized garage and the added bonus of off road parking.

Offered to the market with NO ONWARD CHAIN



## ENTRANCE PORCH

Handy porch providing access to:

## ENTRANCE HALL WAY

Central to the home, configuration flows beautifully. The entrance hall offers a great size drying cupboard and doors to:

## KITCHEN / DINING ROOM

14'6" x 10'11" (4.42 x 3.34)



Range of wall and base units with complimentary work surfaces and tiled surrounds, inset stainless steel sink unit, integral oven with hob and extractor over, double glazed rear aspect window, radiator, space for a dining table and chairs, door to access the Utility Room and double doors opening into the Living Room.

## UTILITY ROOM

9'10" x 9'1" (3.02 x 2.79)



Great space to hold several appliances, inset stainless steel sink unit and plumbing for a washing machine. Door opening up to an additional store which is ideal for gardening equipment and allows further access to the rear external.

## ATTIC ROOM



Accessed via a pull down ladder from the utility room. Large versatile loft space which has been boarded and ideal for storage or would make a handy craft space.

## LIVING ROOM

17'10" x 14'6" (5.46 x 4.43)



Lovely, large space with two multi aspect double glazed windows, large radiator, fireplace, TV Point. Loop back around to the Entrance Hall, where further access leads too:

## BEDROOM ONE

14'11" x 10'9" (4.57 x 3.29)



Double bedroom with front aspect double glazed window, radiator and inbuilt wardrobes.

## BEDROOM TWO

14'4" x 10'4" (4.39 x 3.17)



Double bedroom with rear aspect double glazed window, radiator and inbuilt wardrobes.

## BEDROOM THREE

10'9" x 8'7" (3.30 x 2.63)



Double bedroom with rear aspect double glazed window and radiator.

## BATHROOM



Two piece white suite including a bath with shower over and wash hand basin. Frosted glass double glazed window and partly paneled walls.

## W.C



W.C and frosted glass double glazed window.

## EXTERNAL FRONT



## GARAGE

20'6" x 9'10" (6.25 x 3.00)



## EXTERNAL REAR



## THINGS YOU NEED TO KNOW

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

## COUNCIL TAX

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

## DIRECTIONS

The property is best approached from Frizington Main Street. Coming from Arlecdon, turn left onto Yeathouse Road and continue along and where the road forks, keep left. The property can be located on the left hand side.

W3w: ///kidney.films.roughness

## 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

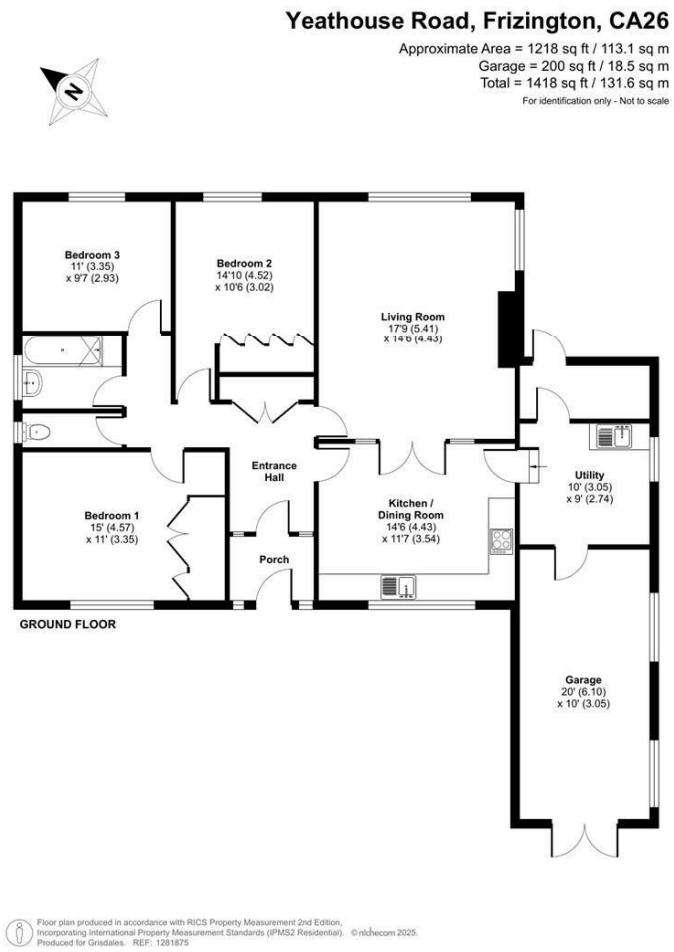
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.



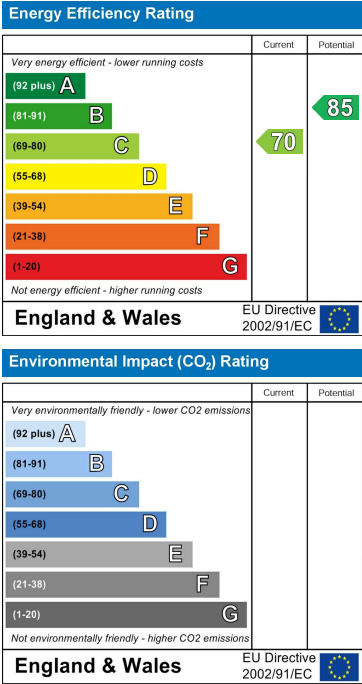
Floor Plan



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