



## 73 Beck Green, Egremont, CA22 2AS

**£70,000**

73 Beck Green offers a good amount of accommodation whilst being manageable to maintain. With two well-proportioned bedrooms, this property is ideal for couples or individuals looking for a new home with guest or office space. The interior is well maintained and presented in neutral tones, allowing for easy personalisation to suit your style. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. This property offers a communal drying area, which adds to the convenience of everyday living. The private entrance ensures privacy for the new owners.

To take a look around please call us on 01946 693931.



## ENTRANCE

Is via a uPVC front door leading into:

## HALLWAY

Stairs leading to the property:

## BEDROOM ONE

12'4" x 11'8" (3.77 x 3.58)



Rear aspect double glazed window, double in size, radiator, built-in wardrobes.

## BEDROOM TWO

9'3" x 6'8" (2.82 x 2.04)



Front aspect double glazed window, single in size, radiator, cupboard housing Vaillant boiler.

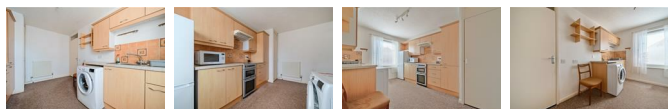
## BATHROOM



Three piece suite comprising walk-in shower, WC and wash basin within units. Front aspect frosted double glazed window, wall tiling.

## KITCHEN DINER

12'7" x 8'8" (3.86 x 2.65)



With a range of wooden wall and base units with complementary work surfaces and stainless steel sink and drainer unit. Extractor fan fitted. Rear aspect double glazed window, radiator, built-in storage cupboard.

## LOUNGE

13'1" x 11'9" (4.00 x 3.59)



Two rear aspect double glazed windows, radiator and gas fire.

## EXTERNALLY



There is a communal drying area to the rear. Parking is also available at the rear of the property.

## DIRECTIONS

The property is best approached from Whitehaven by taking the A595 in a southerly direction to Egremont. At the Florence Mine roundabout, take the 3rd exit towards Egremont Town Centre. Turn right onto Beckgreen where the property can be found displaying a Grisdales For Sale sign.

w3w: ///standards.somewhere.beast

## 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.

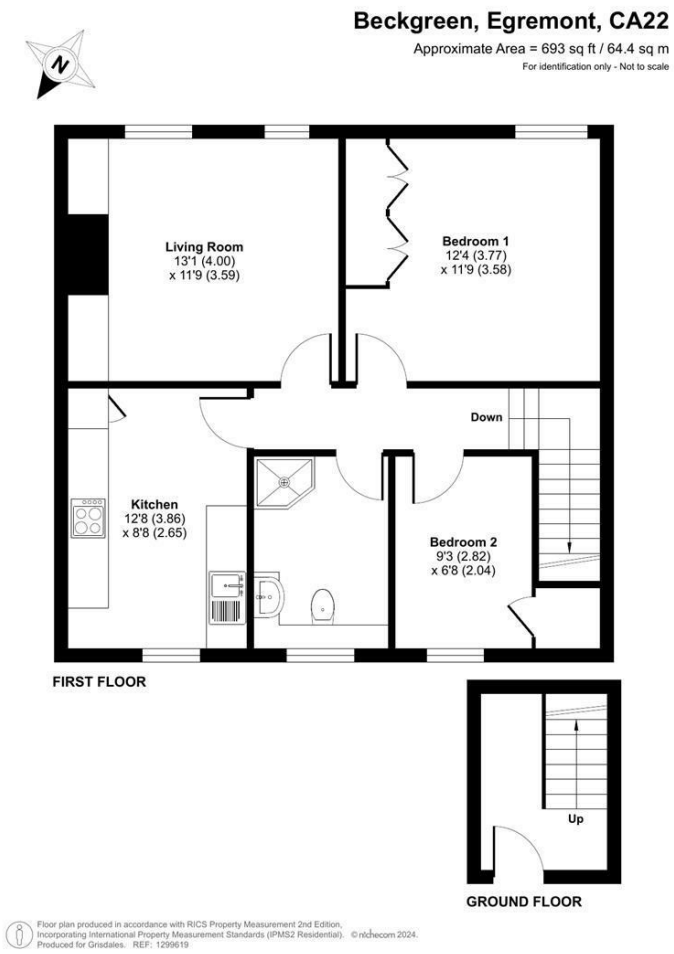
## **MORTGAGE ADVICE**

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.

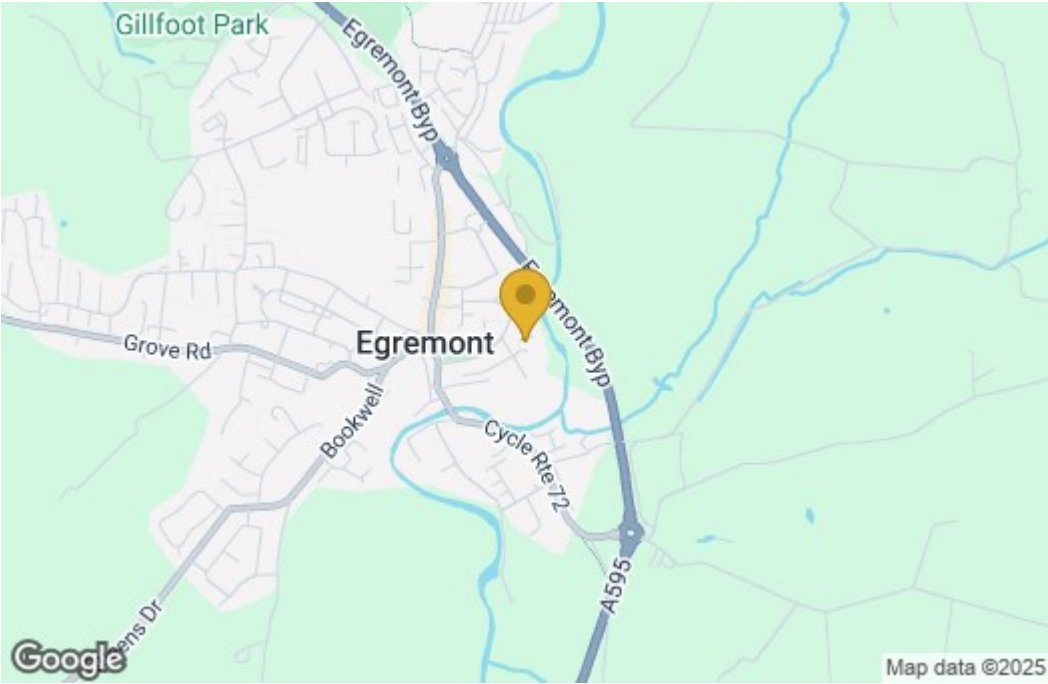
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

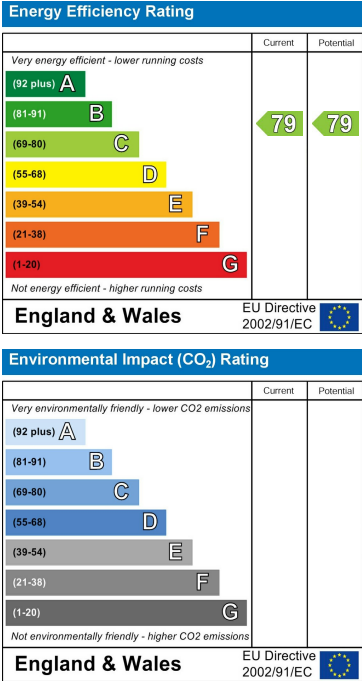
Floor Plan



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.