



4 Christy Place, Egremont, CA22 2EW

£120,000

Stylish Modern Two-Bedroom Home with Garden, Parking & Proven Rental Success

Beautifully presented and finished in timeless neutral tones, this impressive modern two-bedroom home combines contemporary living with effortless practicality. Thoughtfully designed, the property boasts two generously sized bedrooms, a sleek family bathroom, and the added luxury of a separate shower room.

The interior flows effortlessly, creating a bright and welcoming atmosphere that feels both calm and refined. Built with low-maintenance living in mind, the home has been successfully let for many years, making it an exceptional opportunity for investors, while remaining equally attractive to owner-occupiers.

Outside, the property continues to impress with off-road parking and a private, enclosed garden—ideal for relaxing, entertaining, or enjoying a peaceful moment outdoors.

THINGS YOU NEED TO KNOW

The property benefits from double glazing, mains gas, electricity, water (water meter) and drainage.

ENTRANCE

Entrance is via UPVC door into hallway with doors leading to:

CLOAKROOM



W.C, wash hand basin, double glazed window, decorative white wall tiling.

LOUNGE

9'10" x 16'0" (3.01 x 4.88)



Double glazed window, telephone point, TV point. Door leading to:

KITCHEN

12'11" x 9'4" (3.95 x 2.87)



Fitted with a range of wooden wall and base units with complementary work surfaces, integrated electric oven and gas hob with extractor fan above, inset stainless steel sink and drainer unit, double glazed window.

BATHROOM

6'3" x 6'9" (1.91 x 2.08)



Three-piece suite comprising of bath, W.C, wash and wash hand basin, frosted double glazed window, white wall tiling.

BEDROOM ONE

12'5" x 6'7" (3.79 x 2.01)



Double in size, double glazed window, radiator.

BEDROOM TWO

13'1" x 9'10" (3.99 x 3.02)



Double in size, double glazed window, radiator, telephone point. Door leading to:

ENSUITE



Three-piece suite comprising of double walk-in shower, WC and wash hand basin, frosted double glazed window, extractor fan.

GARDEN



EXTERNALLY



There is a garden to the front and rear of the property and one off-road parking space.

DIRECTIONS

W3W///foal.sprinting.husky

COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band B.

VIEWINGS

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.

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

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

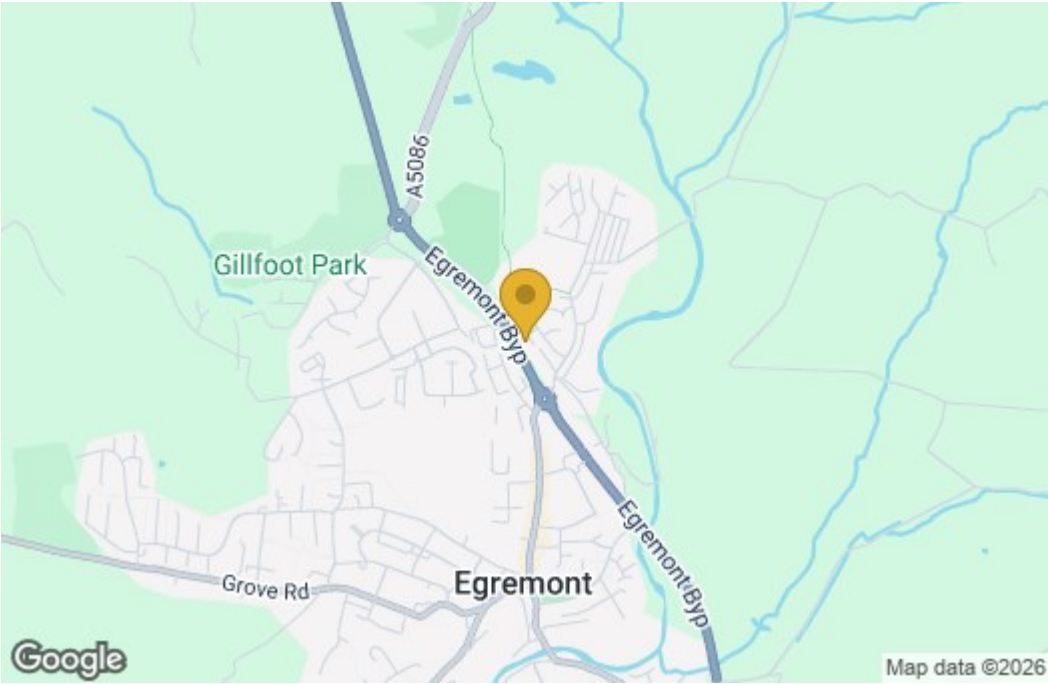
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

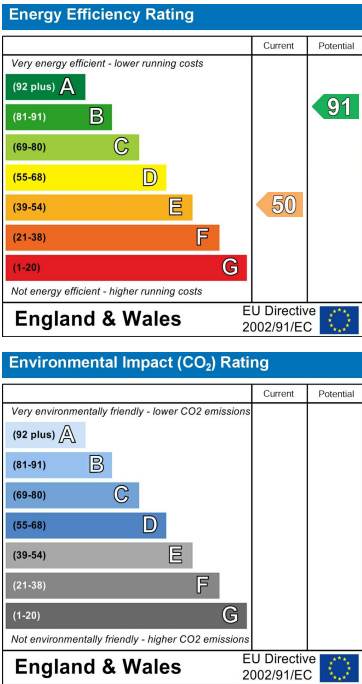
Floor Plan



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.