



43 Kings Drive  
, Egremont  
CA22 2LA

House - Semi-Detached



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GRISDALES

PROPERTY SERVICES

£165,000

### Key Highlights

- A Property In A Prime Location for Employment Commuting and Schooling
- Bright Lounge, Perfect For Relaxing And Entertaining
- Ideal purchase for first-time buyers, downsizers or buy-to-let investors.
- Three Bedrooms Providing Great Accommodation
- Traditional solid wood fitted kitchen featuring ample cupboard storage, generous worktop space and room for everyday dining.
- Viewing highly recommended to appreciate the space and potential on offer.





## Welcome to Kings Drive, Egremont

A well-presented three bedroom home offering comfortable accommodation throughout, with the benefit of a traditional solid wood kitchen, generous outside space and excellent practical features.

The property comprises a welcoming living area and a well-maintained, traditionally styled solid wood kitchen, providing ample cupboard and worktop space for everyday living.

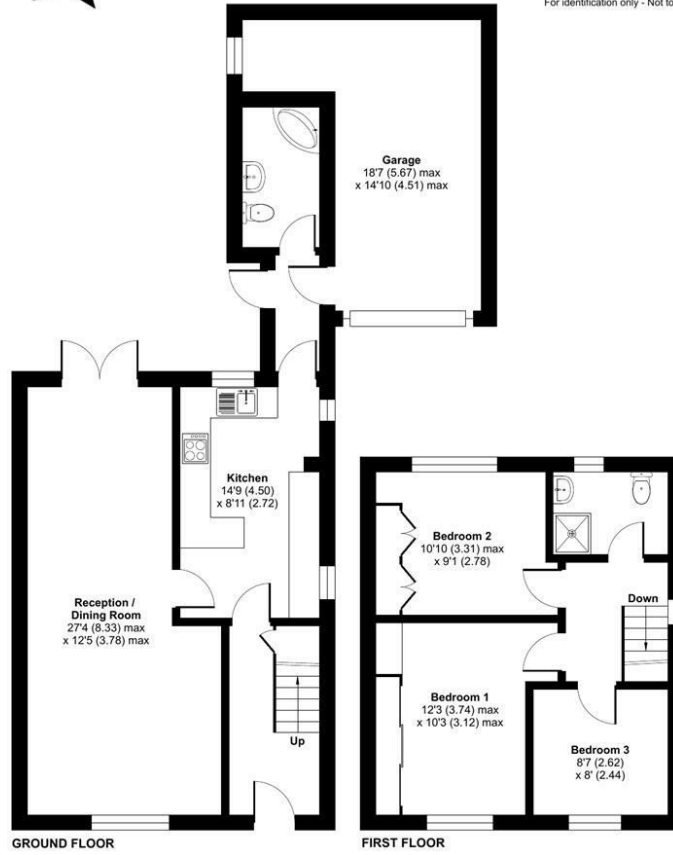
Outside, the property benefits from off-road parking and a large garage, ideal for additional storage, secure parking or workshop use. To the rear is a private, low-maintenance garden, providing an enjoyable outdoor space that is easy to maintain throughout the year.

Offering a combination of traditional character and practicality, this home is well suited to first-time buyers, downsizers or investors, and is conveniently located close to local amenities and transport links. Early viewing is recommended.

Floorplan

Kings Drive, Egremont, CA22

Approximate Area = 989 sq ft / 91.8 sq m  
Garage = 201 sq ft / 18.6 sq m  
Total = 1190 sq ft / 110.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Gridsdates. REF: 1482021

Total Floor Area:  
1190.00 sq ft

### **THINGS YOU NEED TO KNOW**

The property benefits from mains gas, electricity, water and drainage.

### **DIRECTIONS**

W3W://////variety.selects.differ

### **LOCAL COMMUNITY - CA22**

CA22, centered on Egremont and nearby villages such as Thornhill, offers a characterful and well-served community with a blend of historic charm and everyday convenience, set between the Cumbrian coast and the western Lake District. The area benefits from a range of local amenities including independent shops, cafés and pubs, along with schooling options such as Orgill Primary School and West Lakes Academy, while supermarkets including Co-op Food Egremont support day-to-day shopping. Residents also have access to healthcare services, local transport links and attractions such as Egremont Castle, making CA22 an appealing choice for families, professionals and those seeking a balance of affordability, community living and proximity to both coast and countryside.

### **PERFECTLY POSITIONED**

Enjoying a prime position within a sought-after residential area, the property benefits from excellent access to well-regarded schools, local shopping facilities, and convenient transport links. Well placed for access to key employment centres, the location is ideal for families and professionals alike. Surrounded by similar quality homes, the neighbourhood offers a strong sense of community and a welcoming atmosphere. The combination of convenience, connectivity, and community spirit makes this a particularly desirable place to call home.



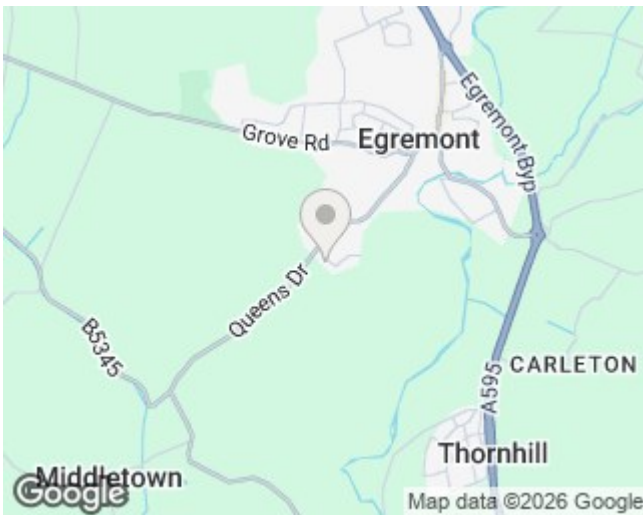








## Location



## Energy Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>34</b>	
(1-20) <b>G</b>		<b>51</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Additional Information

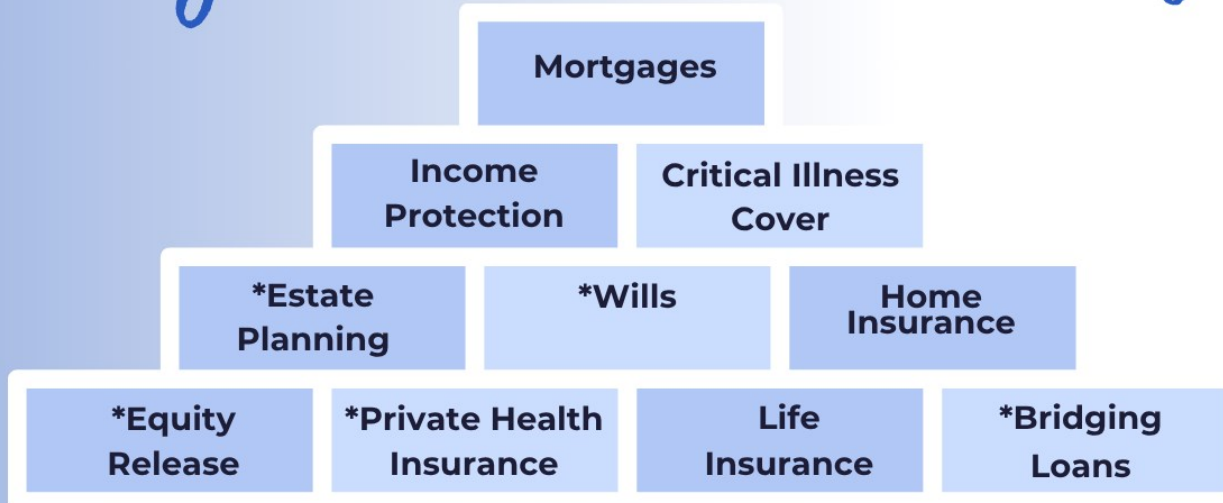
Tenure: Freehold Council: CUMBERLAND Tax Band: A

### Please Note:

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.



# All your needs under one roof



\*Advice in these areas will be referred to a specialist

## Meet the team

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The advice will be given by the right retirement plan limited

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