



# GRISDALES

PROPERTY SERVICES



## 3 Bedford Villas Egremont Road, Whitehaven, CA28 8QP

**£200,000**

Not your average three-bed — this home comes with surprises.

Behind the front door, space keeps unfolding: three inviting bedrooms and an attic ready for whatever you can dream up — studio, playroom, secret hideaway, you choose. Two characterful reception rooms flow with natural light, giving you cosy nights in one and lively gatherings in the other. And the oversized bathroom? Big enough to make long baths a lifestyle, not a luxury.

Outside, a proper garden gives you room to breathe, grow, play, or simply escape. And while other streets fight for space, this one offers easy, plentiful on street parking — a small win that makes a big difference every single day.

Full of charm. Packed with potential. A home that stands out before you even step inside. Don't miss out on this rare opportunity, call us today on 01946 693931 to take a look around.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## ENTRANCE

Via front door into porch leading through into:

## HALLWAY

Radiator, under stair storage cupboard.

## LOUNGE

13'11" x 13'1" (4.25 x 3.99)



Front aspect double glazed window, radiator, original ceiling rose.

## DINING ROOM

12'11" x 12'11" (3.95 x 3.94)



Rear aspect double glazed window, radiator, fire set within decorative surround.

## KITCHEN

11'9" x 10'0" (3.60 x 3.06)



Accessed via sliding glass door from hallway, range of cream gloss wall and base units with complimentary work surfaces, inset sink and drainer unit, vinyl flooring, extractor fan and splash back fitted, decorative black wall tiling, side aspect double glazed window.

## UTILITY ROOM

13'9" x 8'9" (4.20 x 2.68)



Rear aspect double glazed window, plumbing fitted, property consumer units fitted here also, wooden wall panelling, door leading to garden, first floor landing.

## BATHROOM



Four-piece suite comprising of bath, walk-in shower, WC and wash basin, radiator, side aspect frosted double glazed window, neutral wall tiling, cupboard housing boiler (3 year old) first floor landing split into 2 - doors leading to;

## BEDROOM ONE

13'5" x 13'4" (4.09 x 4.07)



Double in size, front aspect double glazed window, radiator, wardrobe and cabinet units fitted.

## BEDROOM TWO

12'11" x 10'0" (3.95 x 3.06)



Double in size, rear aspect double glazed window, radiator, built-in storage cupboard.

## BEDROOM THREE

9'10" x 6'3" (3.02 x 1.91)



Front aspect double glazed window, single in size, radiator.

## ATTIC ROOM

18'6" x 14'2" (5.64 x 4.33)



Two front aspect double glazed windows, radiator, eaves storage cupboards.

## FRONT EXTERNAL



Gated pathway alongside grass lawn area leading to the front of the property.

## REAR EXTERNAL



Accessed via steps to grass lawn area and paved patio seating area.

## DIRECTIONS

The property is best approached by travelling South on the A595 from Whitehaven and continue along until reaching traffic lights at Hensingham. Turn left up the hill to the mini roundabout and take the 2nd exit onto Egremont Road, the property is on the left hand side and can be identified by a Grisdales for sale sign.

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## THINGS YOU NEED TO KNOW

Double glazing  
Central heating

## 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. 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

### Egremont Road, Hensingham, Whitehaven, CA28

Approximate Area = 1687 sq ft / 156.7 sq m  
 Limited Use Area(s) = 97 sq ft / 9 sq m  
 Total = 1784 sq ft / 165.7 sq m

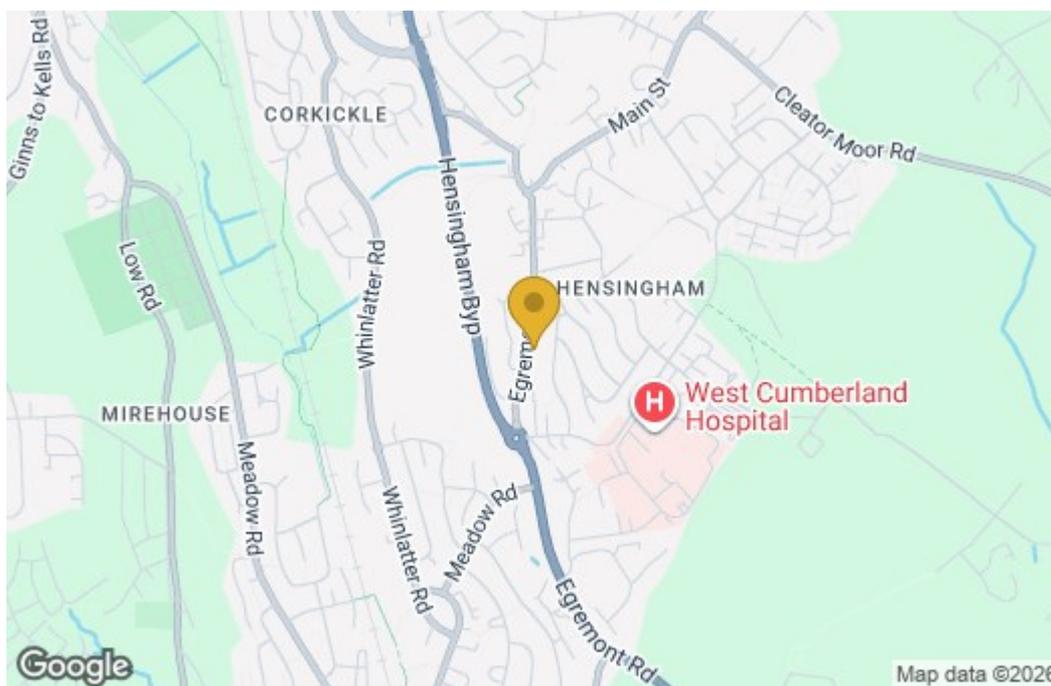
Denotes restricted head height

For identification only - Not to scale

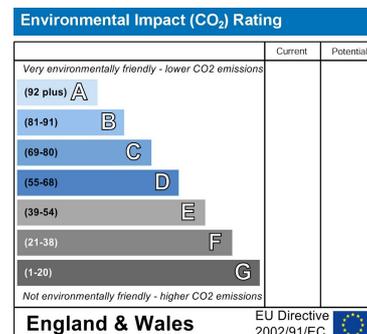
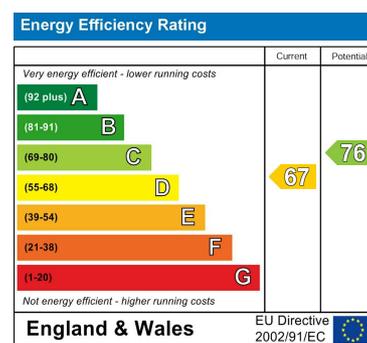


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rictxcom 2024. Produced for Grisdale. REF: 1375649

## Area Map



## Energy Efficiency Graph



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