



17 East Road  
, Egremont  
CA22 2ED

House - Terraced



3



1



2



52



GRISDALES  
PROPERTY SERVICES

£130,000

### Key Highlights

- Spacious four-storey mid-terrace home with three well-proportioned bedrooms and versatile living space throughout
- Flexible basement level featuring two additional rooms and W.C — ideal for a cinema room, home gym, office or creative workspace
- Improvements already carried out by the current owner, offering an excellent opportunity to add your own style and finishing touches
- Stunning fell and countryside views, particularly from the rear attic bedroom, creating a truly scenic setting
- Generous outdoor space including rear courtyard, off road parking for up to two vehicles and the garden space immediately behind the parking area via a shared path
- Conveniently located in the market town of Egremont, close to local amenities while offering extra space perfect for family living





## Welcome to East Road, Egremont

Situated on East Road in the market town of Egremont, this spacious, four storey mid-terrace house offers three well-proportioned bedrooms, generous kitchen, family bathroom alongside two additional basement rooms and small sun room extension. this property is ideal for families or those seeking extra space. One of the standout features of this home is the stunning fell views that can be enjoyed from various vantage points especially from the rear Attic Bedroom, adding a touch of natural beauty to everyday life. Off Road parking and garden certainly tick a few extra boxes. The current owner has made some worthwhile improvements over the last couple of years - now it's time for you to add your own stamp and improvements and make it home.

For sale with NO ONWARD CHAIN!

### **ADDITIONAL SPACE WITH ENDLESS OPTIONS**

The two handy rooms at basement level would make ideal space for a multiple of uses. Imagine a cinema room for all to enjoy, that home gym you've been considering or a mucky craft space away from the main part of your home - with handy W.C for additional convenience and easy access to the rear yard, parking and gardens. Not forgetting the spectacular views of nearby Fells and Countryside.

### **IT'S ALL BUSINESS AT THE BACK**

Don't be fooled by a road of terrace houses, to the rear of the property there is off road parking for up to two vehicles, a courtyard - ideal for sipping that morning coffee and a larger garden which is ideal for those seeking additional outside space. With a little TLC, this could be the garden of your dreams.

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

The property is Freehold and benefits from mains gas, electric, water and drainage services.

The EPC had been commissioned in 2021, since this date the property has undergone some improvement works including 7 new windows, new front door and new rear door.

Neighbour has access over footpath to garden area

New boiler and radiators in 2021.

Full rewire and new consumer unit in 2021.

### **OWNERS COMMENTS**

In the owners words "Beautiful views from the sunroom and back attic room. This home is waiting for someone to make the most of the property's full potential."

### **DIRECTIONS**

W3W: ///cringe.spectacle.clumped

From Whitehaven, follow the A595 to Egremont. At the Gillfoot roundabout take the second exit and continue to the next roundabout at East Road Garage. Take the first exit onto East Road and number 17 is on the right hand side after a short distance.

### **LOCAL COMMUNITY - CA22**

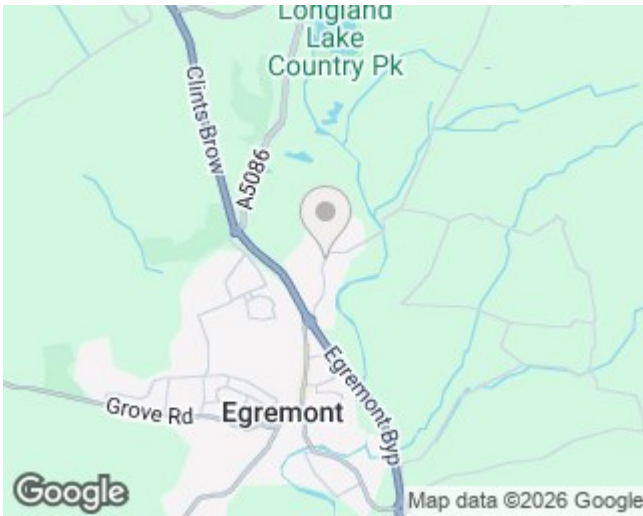
CA22, centered on Egremont and nearby villages such as Thornhill, offers a characterful and well-served community with a blend of historic charm and everyday convenience, set between the Cumbrian coast and the western Lake District. The area benefits from a range of local amenities including independent 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.







### 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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>52</b>	<b>85</b>
<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

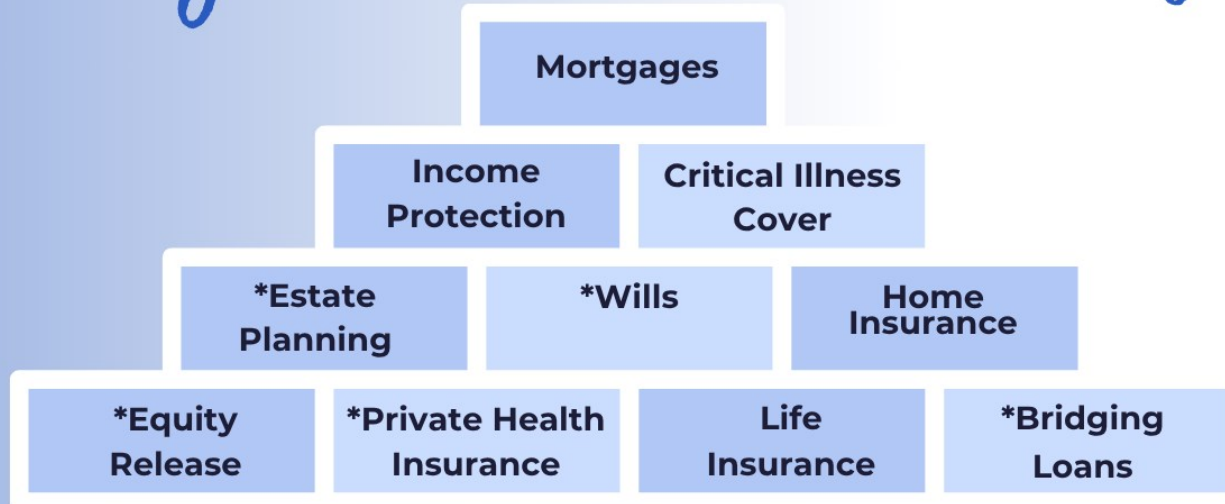
Tenure: Freehold Council: Cumberland Tax Brand: A

#### 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

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