

Springfield Road, Bigrigg, Egremont, CA22 2SX

Asking Price £165,000

Council Tax Band: B



Wow! Why live in an ordinary property, when you could make this extraordinary property your new home?

The stylish conversion of this unique property was undertaken in 2012, with the original building dating from the 1860's. The spectacular living space combines an open-plan lounge, kitchen and dining area with an impressive, glass-fronted mezzanine floor that houses the master bedroom.

A second bedroom leads to a lovely, private balcony that has views of the nearby fells. The luxurious, first floor bathroom, and handy ground floor shower room, have both been recently replaced.

A further enhancement has been the addition of a professionally installed, woodburning stove. This compliments the gas central heating, and modern levels of insulation and double glazing that help keep heating costs low.

Outside, there are two allocated parking spaces to the rear of the building, with access through a secure, communal entrance hall.

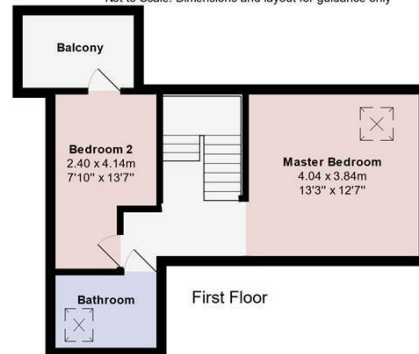
A property that absolutely needs to be experienced, this is an opportunity to own a home that is both different from the rest, and, will bring a smile to your face, every time you walk through the door.



Open House West Cumbria

Floor Plans: 2 The Reading Rooms, Bigrigg

Not to Scale: Dimensions and layout for guidance only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	87
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	