



GRISDALES

PROPERTY SERVICES



Slater Croft Wasdale Road, Gosforth, CA20 1AU

£395,000

SITTING PRETTY...

Bursting with charm and space, this beautifully proportioned three double bedroom detached home is perfectly positioned within easy reach of the stunning Eskdale and Wasdale

valleys. Stylish yet full of character, it offers an exceptional family home with highly regarded local schools and key employment centres right on your doorstep.

Inside, the generous layout boasts multiple reception rooms, including a light-filled conservatory that flows seamlessly onto a large, secure rear garden—ideal for summer gatherings, family playtime, or simply soaking up the sunshine. The property is further enhanced by a garage, useful outbuilding storage, and ample off-road parking.

Move straight in and start living, while still having the freedom to add your own flair and personality. Homes like this don't stay around for long—book your viewing today on 01946

693931.

Helping you find your perfect new home...

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46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: whitehaven@grisdales.co.uk

THINGS YOU NEED TO KNOW

The property is Freehold and offers mains gas, electric and water supplies.

ENTRANCE HALL

Accessed via a wooden door with frosted glass panelling. Door to:

INNER HALLWAY

With radiator, telephone point, under-stairs storage cupboard, stairs to the first floor landing and doors to:

DINING ROOM

12'0" x 12'0" (3.68 x 3.66)



Large front aspect window, radiator, wooden flooring, archway leading to:

KITCHEN

12'1" x 9'4" (3.70 x 2.87)



Range of wall and base units, complementary worksurfaces and mosaic tiled surrounds, inset stainless steel sink unit, large Rangemaster cooker with 5-ring gas hob and extractor hood over, storage cupboard housing the Baxi gas central heating combi boiler, plumbing for a washing machine, rear aspect window, tiled flooring.

Back into the entrance hall, doors lead to:

CONSERVATORY



Dwarf wall conservatory with range of rear aspect windows and door for external access.

RECEPTION ROOM ONE

12'3" x 11'11" (3.74 x 3.65)



Feature fireplace set in decorative surround and hearth, tiled flooring, double doors opening onto the rear garden, radiator, additional storage space and double doors leading to:

RECEPTION ROOM TWO

12'0" x 11'11" (3.66 x 3.64)



A large window facing front elevation, multi fuel burning stove set on tiled hearth with exposed brick surround, radiator, decorative ceiling rose and coving.

Back from the inner hall are stairs to:

FIRST FLOOR LANDING

Large stained glass window, additional access to the second floor where you'll find two further attic rooms and doors to:

BATHROOM

9'5" x 9'4" (2.88 x 2.85)



A large 4-piece suite comprising of a freestanding bath on crows feet with mixer tap and shower head over, a double shower cubicle, WC, wash hand basin, half frosted glass window, ladder style radiator, extractor fan, mosaic tile effect flooring.

BEDROOM ONE

12'2" x 12'1" (3.71 x 3.69)



A large double bedroom with front aspect window, radiator and storage cupboard.

BEDROOM TWO

12'2" x 11'10" (3.72 x 3.63)



Double bedroom with front and side aspect window, radiator and door to:

DRESSING ROOM

With front aspect window, radiator.

BEDROOM THREE

12'2" x 12'0" (3.72 x 3.67)



Double bedroom with rear and side aspect windows, radiator, feature fireplace.

EXTERNALLY



The property boasts off road parking and garage/outbuilding. Walk through the gates into the small front garden which is mainly laid to lawn incorporating a range of mature shrubs. To the rear of the property you'll find a great sized garden which is mainly laid to lawn and bordered by a range of mature trees and shrubs and decking areas, perfect for relaxing after a long day.

DIRECTIONS

Travelling South from Whitehaven leave the A595 to the left signposted Gosforth, travel down the hill and turn left at the mini roundabout through the village and follow the left hand

fork towards Wasdale. Slater Croft is on the right hand side shortly before the left hand turn into Denton park.

COUNCIL TAX

We have been advised by Copeland Borough Council (01946 598300) that this property is placed in Tax Band D.

VIEWING ARRANGEMENTS

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.

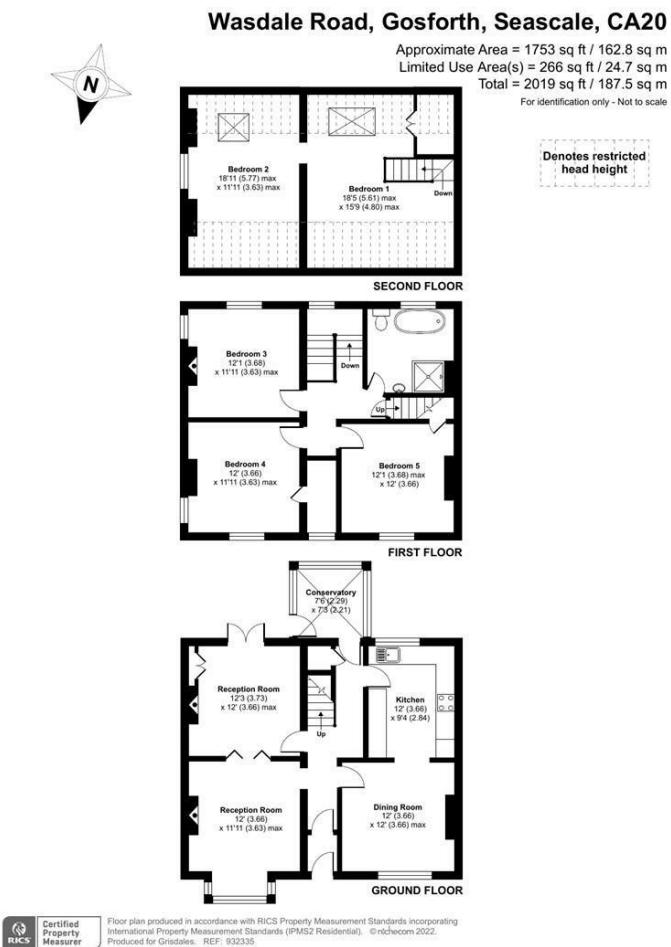
L14 MORTGAGE ADVICE

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.

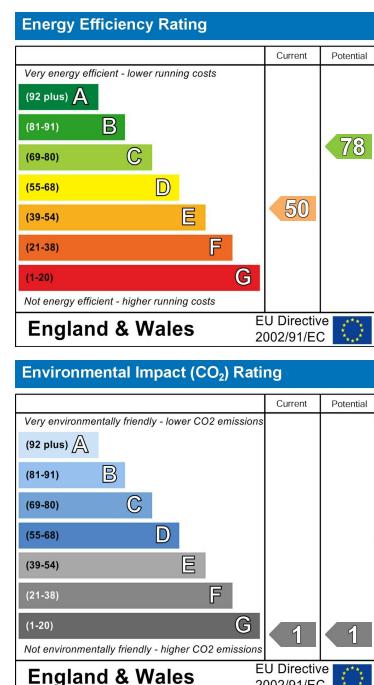
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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