



GRISDALES

PROPERTY SERVICES



10 Vale View, Egremont, CA22 2RG

£95,000

A well-designed two-bedroom home set in a popular residential area, with open views across the river. Both bedrooms are comfortable doubles, with the top-floor room including its own shower.

The layout is arranged across levels, giving each space a clear purpose. The kitchen sits on the ground floor alongside the main bathroom. Above, the first-floor lounge faces the water, with large windows and access to a balcony that offers a quiet spot to sit and look out over the river.

The overall feel is simple and considered, with good natural light and a sense of separation between living and sleeping areas. A practical home in a setting that brings a bit of calm without feeling removed. Call us today on 01946 693931 to arrange a look around.

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

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

ENTRANCE

Via UPVC front door leading into:

KITCHEN/DINER



DINING AREA

14'1" x 11'10" (4.30 x 3.62)



Front aspect double glazed window. Radiator. Tiled flooring. Stairs leading to first floor.

KITCHEN AREA

17'1" x 7'10" (5.21 x 2.39)



With a range of wooden wall and base units with

complementary work surfaces. Stainless steel sink and drainer unit. Plumbing for washing machine. UPVC marble style wall panelling. Rear aspect double glazed window overlooking the river.

DOWNSTAIRS BATHROOM

8'2" x 4'9" (2.50 x 1.47)



Three piece suite comprising of bath with overhead shower, W.C and hand basin. Two rear aspect frosted windows. Tiled flooring. Chrome ladder style radiator.

FIRST FLOOR LOUNGE

16'1" x 14'9" (4.92 x 4.50)



Two front aspect double glazed windows. Radiator. Electric fire. Sliding doors leading to balcony area. Storage cupboard housing wall mounted Worcester boiler.

BEDROOM 1

15'7" x 9'2" (4.76 x 2.80)



Front aspect double glazed window. Double in size. Decorative fireplace. Radiator.

2ND FLOOR LANDING

Decorative wooden sash window.

BEDROOM 2

14'4" x 11'6" (4.39 x 3.51)



Two front aspect double glazed windows. Double in size. Radiator. Hatch leading to loft space. Door leading to a small room with walk-in shower, UPVC marble style wall panelling and ceiling spotlights.

EXTERNALLY



Parking is by way of on street. To the rear of the property there is a balcony area overlooking the river.

DIRECTIONS

From Whitehaven travel South on the A595 to Egremont, through the town, over the bridge and the property is 250 yards on the left hand side, displaying a Grisdales to let sign.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band A.

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.

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.

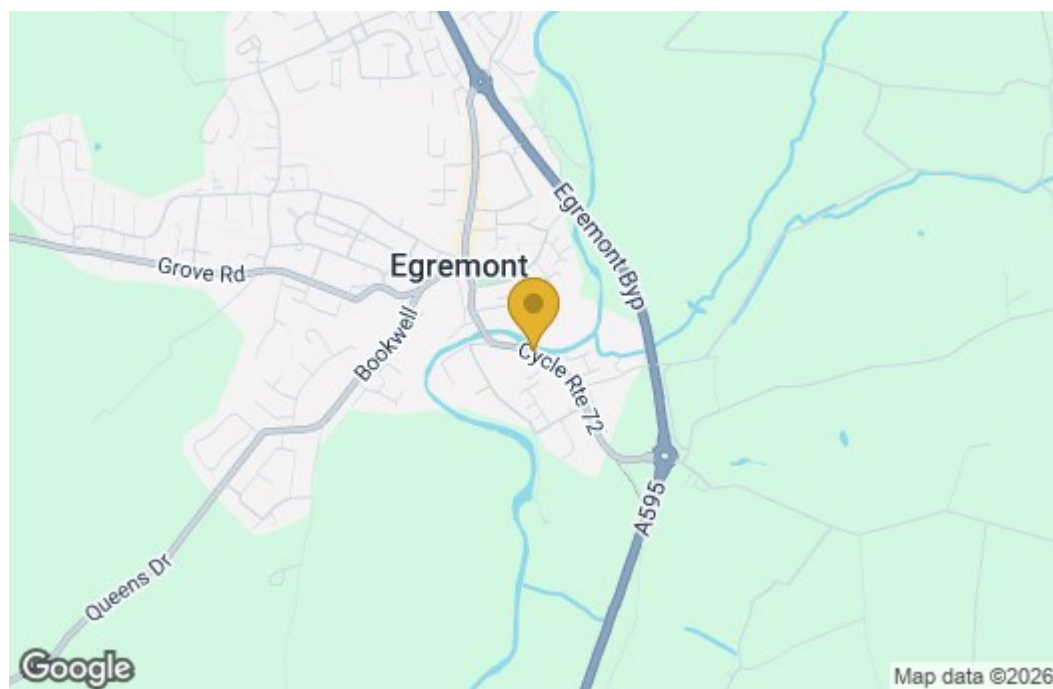
MORTGAGE ADVICE

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.

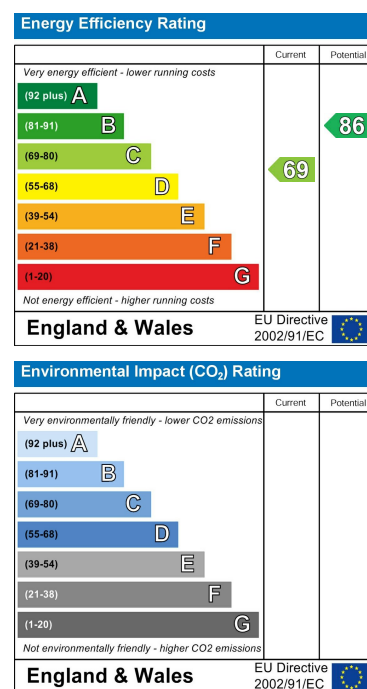
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.