



5 Station Crescent, Beckermat, CA21 2YU

£250,000

In the quiet village of Beckermat, this detached four-bedroom bungalow isn't trying to be perfect but it has serious potential for someone with vision. Think of it as a blank canvas, with generous space, and one seriously long garden begging for a bit of imagination.

Inside, it's all about functionality: four good-sized bedrooms, a separate lounge, dining room, kitchen, and a utility room, sounds like the perfect family home, right?

There's also a garage for the car, the bikes, or just all the stuff that never quite finds a home.

Yes, it needs work. It's not hiding that. But the layout makes sense, the rooms have light, and there's room to breathe. And outside? That garden just keeps going. Whether you're thinking veg patch, wildflower meadow or amazing peaceful retreat, you've got the space to make it happen.

Beckermat is one of those villages people quietly look for: peaceful, green, close to the coast, and a short drive from the Lake District. You're not miles from anywhere, but it feels like you are — in the best possible way.

THINGS YOU NEED TO KNOW

The property has an oil fired heating system and no mains gas supply. The property benefits from mains water and drainage.

ENTRANCE

Entry via a UPVC part glazed door into vestibule. Glass panel door leading to:

HALLWAY

Radiator. Telephone point. Doors leading to:

LIVING ROOM

18'0" x 14'0" (5.49 x 4.27)



Front aspect double glazed window, Two radiators, wall mounted heating thermostat.

DINING ROOM

10'2" x 9'6" (3.12 x 2.90)



Side and rear aspect double glazed windows. Double glazed door leading to garden. Radiator.

KITCHEN / DINING ROOM

13'10" x 11'6" (4.22 x 3.53)



Range of wooden wall and base units with complementary

work surfaces, integrated electric hob with extractor fan above, integrated oven and grill, inset sink and drainer unit. Radiator, rear aspect double glazed window, glass door leading to utility, wall and base units fitted, plumbing for washing machine, door leading to downstairs WC.

UTILITY



Plumbing fitted, dual aspect doors leading to external of property.

BATHROOM



Three-piece suite comprising of bath with overhead shower, WC and wash basin, radiator, rear aspect frosted double glazed window. Decorative wall tiling, airing cupboard housing the water tank.

OFFICE / BEDROOM 4

10'10" x 10'3" (3.31 x 3.13)



Single in size, radiator, rear aspect double glazed window. Built in desk and storage.

BEDROOM ONE

15'9" x 12'11" (4.81 x 3.96)



Double in size, radiator, rear aspect double glazed window with garden views.

BEDROOM 3

11'11" x 10'8" (3.64 x 3.26)



Double in size, front aspect double glazed window, radiator. Built-in wardrobe with sliding doors.

BEDROOM 2

12'5" x 9'8" (3.80 x 2.97)



Double in size, front aspect double glazed window, radiator.

REAR EXTERNAL



Sizable garden with mature shrubs and trees providing privacy. Oil tank. Potential to extend (STPP)

SIDE EXTERNAL

Driveway parking for two to three vehicles, access to the rear garden.

FRONT EXTERNAL



Gated pathway leading to patio area allowing access to the front of the property.

GARAGE

15'1" x 14'5" (4.60 x 4.40)

Manual up and over front door, frosted window and side access via wooden door.

DIRECTIONS

From Whitehaven take the A595 southwards to Egremont, at the Sellafield roundabout turn right into Beckermat, follow the road into the village to a T junction turning left and taking the

next main turning right uphill towards Braystones, at the top of the hill turn right onto Station Crescent and continue down where the property will be situated on the left hand side displaying a Grisdales for sale sign.

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COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band D.

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.

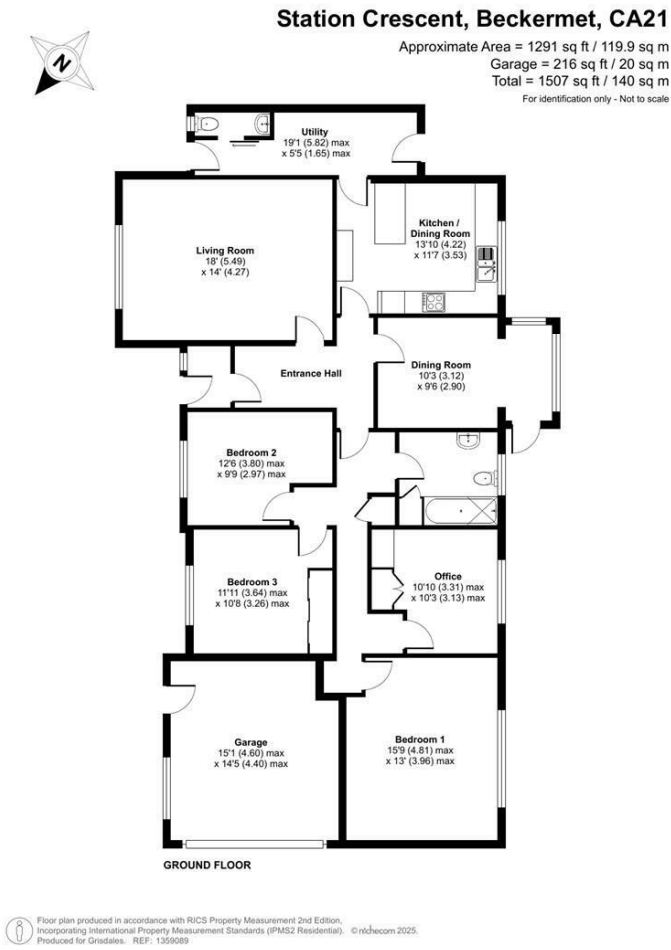
MORTGAGE ADVICE

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.

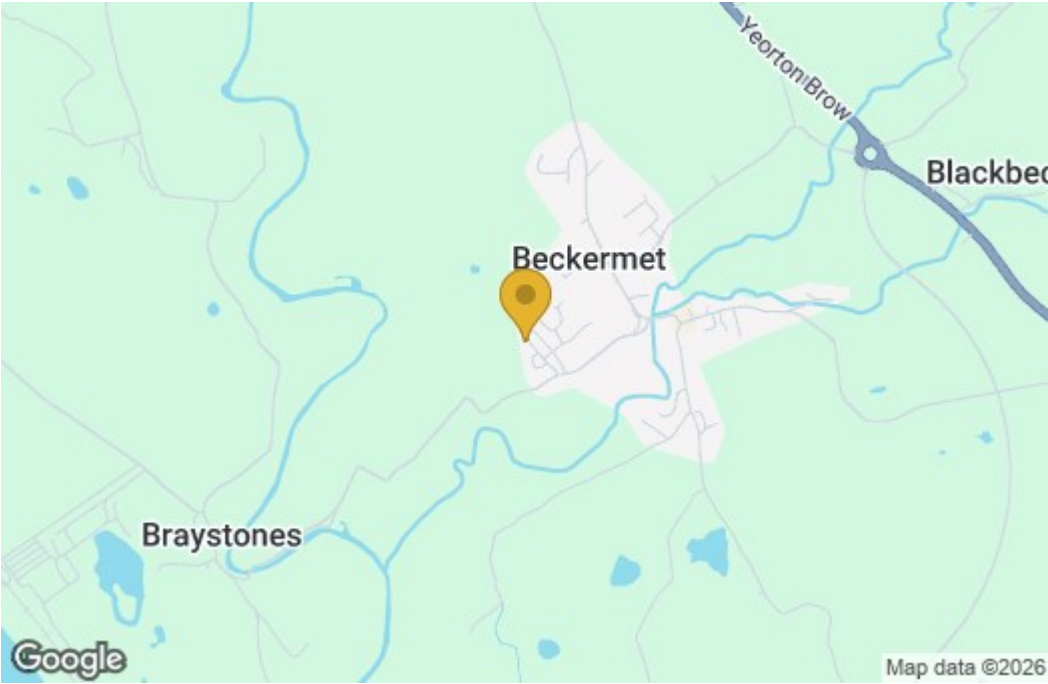
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

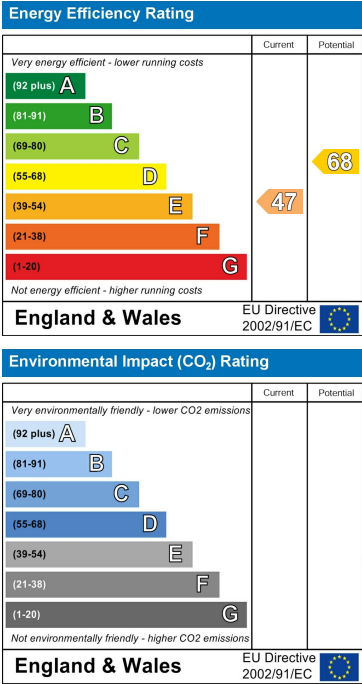
Floor Plan



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.