



GRISDALES

PROPERTY SERVICES



Hardgates Road, Egremont, CA22 2PB

£285,000

ONLINE VIEWING AVAILABLE

Welcome to this charming semi-detached bungalow located just off the A595 on the picturesque Hardgates Road in Haile, Egremont. This delightful property boasts separate lounge and dining room, perfect for relaxing or entertaining guests. With three inviting bedrooms, there is ample space for families or guests to stay comfortably.

The bungalow features a modern kitchen, and a contemporary shower room plus en suite for that extra touch of luxury. The property has been fully renovated, ensuring a fresh and modern feel throughout.

Outside, you will find well-maintained gardens where you can enjoy the outdoors and soak up the sunshine, even take a drive over to Wasdale or Ravenglass and enjoy a day out over there also. The driveway provides parking space for two vehicles, offering convenience for you and your visitors. If you are looking for a home to settle down in, this semi-detached bungalow offers a wonderful opportunity to enjoy a comfortable lifestyle in a beautiful location. Don't miss out on the chance to make this lovely property your own, call us today on 01946 693931 to arrange a viewing.

Helping you find your perfect new home...

www.grisdales.co.uk

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

THINGS YOU NEED TO KNOW

The property shares a septic tank with the Bungalow next door.

The property benefits from mains water and electricity.

The heating system is by efficient oil - fired central heating system, ensuring warmth throughout the colder months. The garage conversion uses modern infrared radiators for localized heating.

ENTRANCE

Access is via a ramp leading to glass porch leading into:

HALLWAY

Radiator. Doors leading to:

DINING ROOM

14'11" x 11'6" (4.55 x 3.51)



Large storage cupboard, front aspect double glazed window, Archway leading into:

KITCHEN

9'6" x 6'9" (2.92 x 2.08)



A contemporary kitchen with white gloss wall and base units complimented with black work surfaces. It comes fully equipped with Integrated dishwasher, integrated oven and hob with extractor fan above, integrated microwave, rear aspect double glazed window.

INNER REAR HALLWAY

With doors leading to:

UTILITY ROOM



Housing boiler. Plumbing available with sink fitted. uPVC part glazed door leading to external.

MODERN BATHROOM



A sleek main bathroom, three piece suite comprising of walk-in shower, WC and basin. Complementary grey marble style uPVC wall panelling. Frosted glass window. Grey storage cupboard.

GENEROUS RECEPTION ROOM / LOUNGE

16'4" x 14'9" (4.98 x 4.52)



A spacious lounge, perfect for entertaining or relaxing with double glazed windows letting in plenty of natural light. Two radiators. Patio doors leading to external of the property.

BEDROOM 1 (conversion from garage)

10'0" x 9'1" (3.07 x 2.79)



This versatile space features modern infrared radiators, offering efficient heating. Double in size. Double glazed windows. Radiator. En-suite including WC and wash basin, walk - in shower integrated within bedroom. The room itself is enhanced by patio doors leading to the garden.

BEDROOM 2

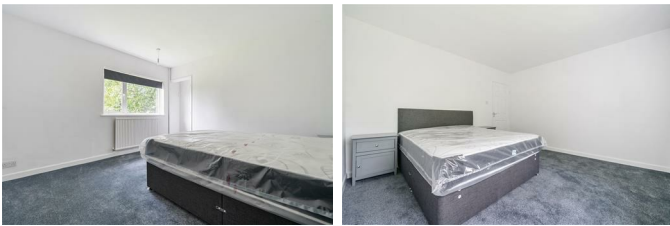
17'1" x 9'10" (5.21 x 3.00)



Modern large double room. Rear aspect double glazed window, radiator. Storage cupboard.

BEDROOM 3

11'10" x 11'8" (3.61 x 3.58)



Double in size. Rear aspect double glazed window, radiator. Lots of natural light enhancing the modern décor.

EXTERNALLY



Beautiful Gardens: The garden boasts extensive grassed lawn area with patio seating areas, ideal for entertaining and

relaxing.

Off - Road parking: The property benefits from driveway parking accessed via the shared drive with neighbouring property.

DIRECTIONS

Travel south from Whitehaven onto Egremont Bypass/A595. Continue straight until the roundabout with the main Sellafeld turn, take the first left exit. Continue along the road until it sweeps left, Revita can be found tucked away on the left hand side travelling through the gated driveway. Follow the drive around and it is the furthest Bungalow on the site.

COUNCIL TAX

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

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

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.

*Please note these details have yet to be approved by the vendors.

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.

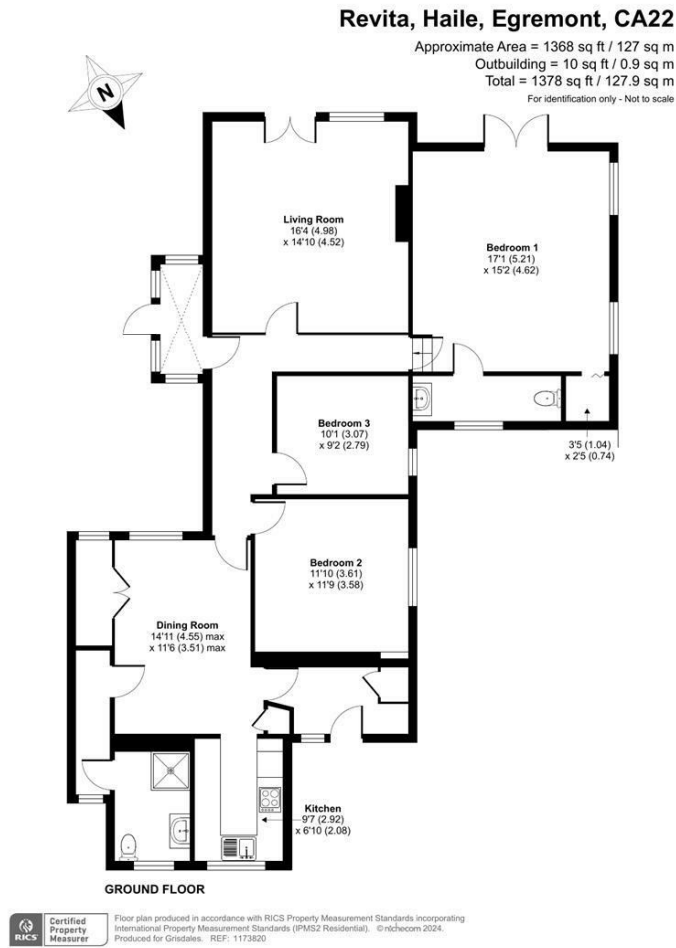
MORTGAGE ADVICE

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.

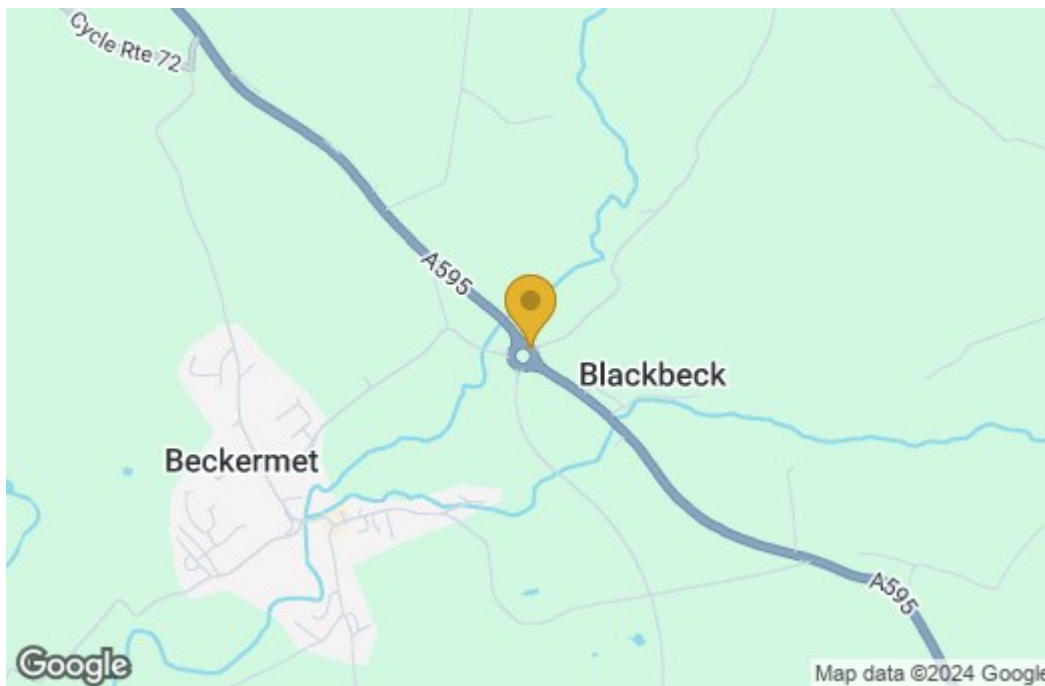
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

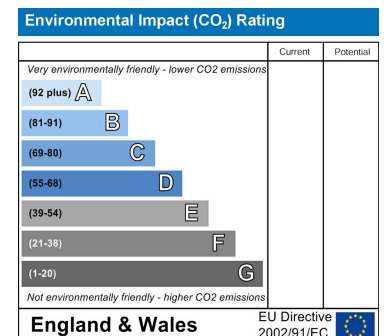
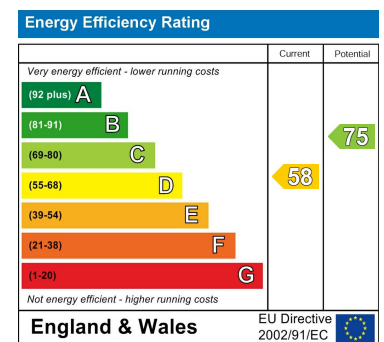
Floor Plan



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.