



## Bethany , Blackbeck, CA22 2NY

**£395,000**

What a cracking Forever Home this could be! Benefitting from living space which can be configured to your needs, blending seamlessly into the semi rural surroundings boasting views from every angle and incorporating a lovely balance of external space including off road parking, detached garage and private side garden - all whilst being not too far away from nearby towns, employment centres, reputable schools and local amenities. This isn't just a FIVE bedroom detached house, it's been a much loved family home for many years and is now ready for the next family to start their next chapter in life and bring back the love and make it their own.

For sale with NO ONWARD CHAIN - arrange your viewing today and be mesmerised by the space on offer, as we were by calling 01946 693931

## THINGS YOU NEED TO KNOW

The property is Freehold and benefits from mains water.  
The property benefits from secondary double glazing.  
The ground floor is heated by the oil boiler which is located in the Breakfast Room.  
The first floor is heated by Night Storage heaters.  
The property has a septic tank which is located in the garden, and is not shared with any other properties.

## ENTRANCE

Entry can be via the front of the property, or from the rear of the property closest to the off road parking.  
The front entrance leads you into the spacious hallway, and the rear into the Kitchen.

## HALLWAY

Spacious hallway which allows access up to the first floor landing and further access to:

## LIVING ROOM

18'1" x 11'7" ( 5.52 x 3.54)



The largest of the reception spaces with front and side aspect windows and cosy coal fire.

## LIVING ROOM

12'7" x 12'6" (3.86 x 3.82)



Another great size reception room with front aspect window.

## DINING ROOM

13'11" x 12'1" (4.26 x 3.70)



A great location within the home to host those family evening meals and gatherings with rear facing window and further access to:



### DINING ROOM/ BREAKFAST ROOM

19'4" x 6'10" (5.9 x 2.09)



Smaller Dining Room, which would make an ideal Breakfast Room or even the perfect Home Office space - possibilities are endless with the space on offer, with additional side aspect window and door to:

### KITCHEN

16'11" (max) x 11'6" (max) (5.17 (max) x 3.52 (max))



The most recent part of the home to be upgraded, with new foundations incorporating a range of good quality base units with complementary work surfaces, inset stainless steel sink unit, front and rear windows, radiator and ample appliance space including fitted extractor hood in place.  
Back from the Entrance Hallway:

### STAIRS TO FIRST FLOOR LANDING

Great sized storage cupboard and access to:

### BEDROOM ONE

17'11" x 11'8" (5.47 x 3.57)



Master Double bedroom with front and side aspect windows.

### BEDROOM TWO

14'6" x 9'10" (4.42 x 3.00)



Double bedroom with front aspect window.

### BEDROOM THREE

11'3" x 10'1" (3.45 x 3.08)



Double bedroom with front aspect window.

### BEDROOM FOUR

11'0" x 7'6" (3.37 x 2.29)



Single bedroom with handy storage cupboard and rear aspect window.

### BATHROOM



Three piece suite, comprising of a bath with shower over, W.C and wash hand basin alongside part tiled walls and side aspect window.

### SHOWER ROOM



Spacious three piece suite, comprising of a shower cubicle, W.C and wash hand basin alongside part tiled walls and rear aspect window.

Back from the first Floor Landing:

### STAIRS TO SECOND FLOOR

Door opens to Stairs leading up to:

## BEDROOM FIVE / ATTIC ROOM

13'3" x 12'5" (4.06 x 3.80)



Double Bedroom with newly fitted Velux Window and door to:

## HANDY STORAGE SPACE

9'3" x 5'9" (2.84 x 1.76)

Large storage space.

## FRONT EXTERNAL



Sitting beautiful on the Roadside and has recently been re-painted.

## REAR EXTERNAL



Private, with open views of the countryside. The property benefits from offroad parking for several vehicles, access to the handy store room, access to the Detached Garage and the advantage of a private, generous side garden which is mainly laid to lawn.

## GARAGE

20'2" x 7'5" (6.15 x 2.27)

With lighting and potting shed.

## STORE

20'1" x 5'3" (6.14 x 1.61)

## DIRECTIONS

The property can be best approached by following the A595 South, passing through Egremont towards Gosforth/ Seascale.

At Black Beck round-a-bout, take the second exit and continue along the A595 and take the right hand turn onto Nursery Road (Beckermest). The property can be located immediately on the right hand side.

## COUNCIL TAX

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

## 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.

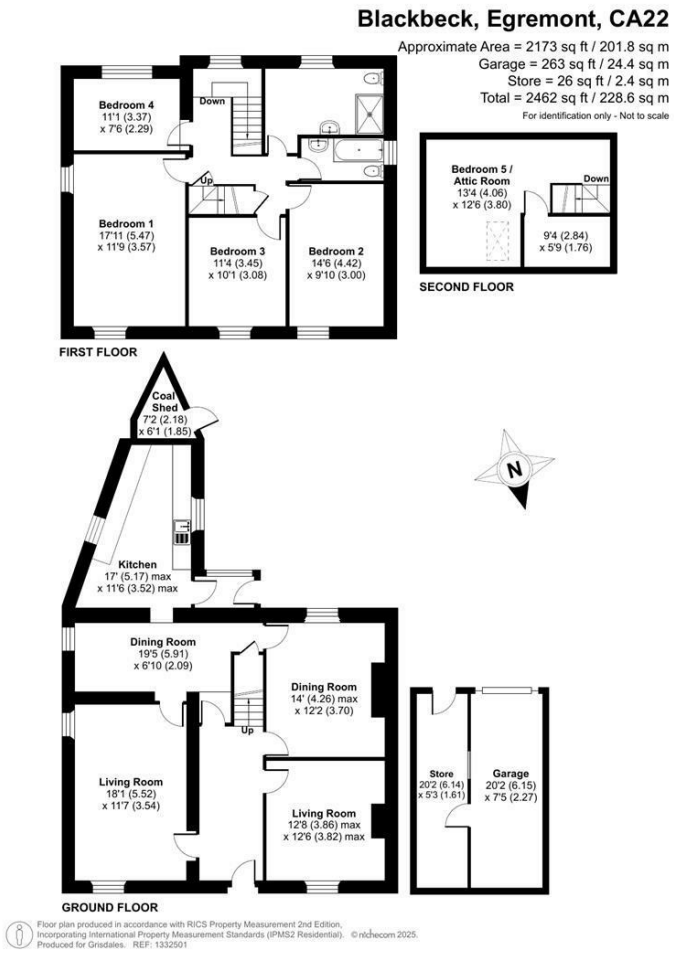
### **MORTGAGE ADVICE**

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.

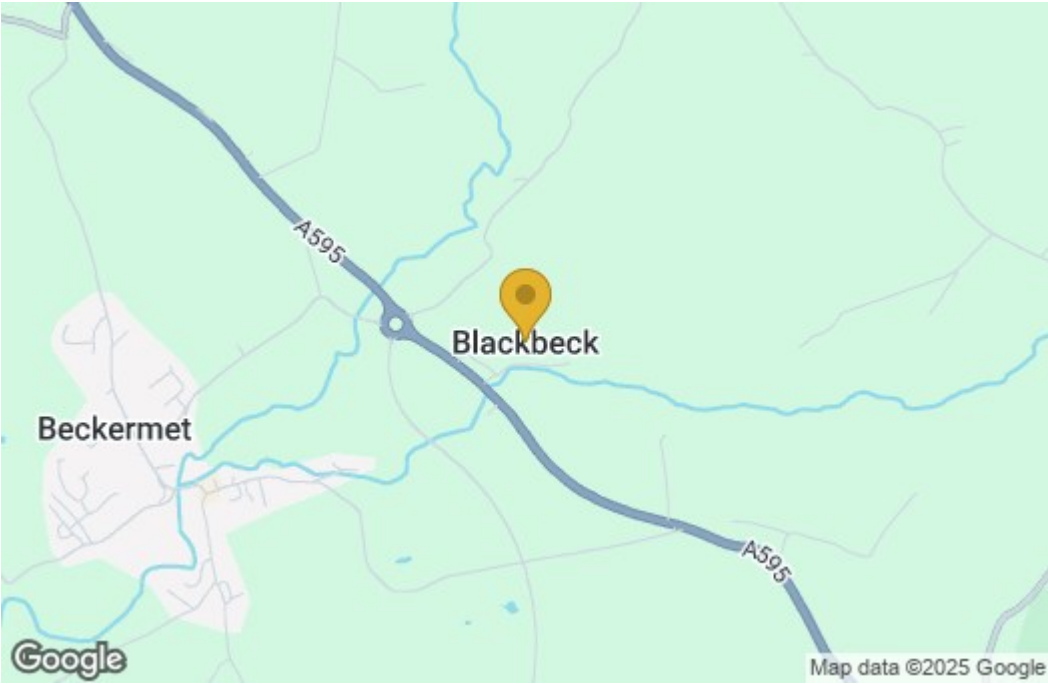
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

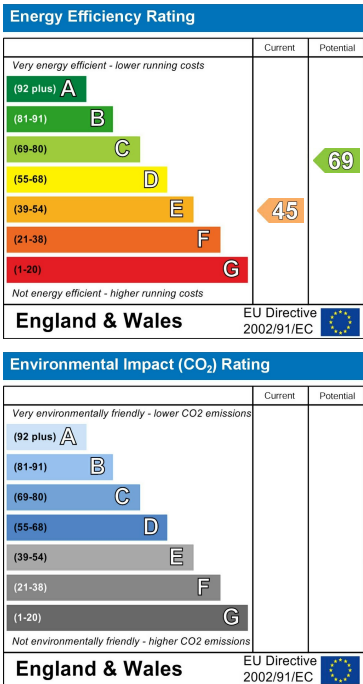
Floor Plan



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.