



GRISDALES

PROPERTY SERVICES



36 Main Street, Frizington, CA26 3PA

£239,950

Stand out from the crowd with this uniquely designed four bedroom detached house which instantly feels like home from the moment you step through the door! This great size family home is offered for sale with no onward chain and boasts a generous amount of living and external space for any growing family.

The property boasts a uniquely designed, newly fitted kitchen which just POPS, two generously designed reception rooms, handy utility space and ground floor W.C on the ground floor accompanied with three double bedrooms, one with En-Suite and fourth Smaller room and family bathroom to the first floor. Externally the property benefits from off road parking, a single garage and large rear family garden!

To arrange your viewing, give us a call today on 01946 693931

Helping you find your perfect new home...

www.grisdales.co.uk

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ACCOMODATION

Double glazed composite front door to:

ENTRANCE HALLWAY

A warm welcome to number 36 via its good sized Entrance hall with stairs to first floor, under stairs storage cupboard and doors to:

RECEPTION ROOM

11'7" x 11'1" (3.55 x 3.40)



A neutrally decorated versatile space making handy use as a home office, toy room or dining room with a double glazed window, radiator and feature fireplace.

LOUNGE/ DINING ROOM

27'0" x 10'4" (8.23 x 3.16)



Tastefully decorated large Lounge/ Dining Room with front and side aspect double glazed windows, two radiators, Television and Telephone Points and Multifuel burning stove set within a decorative surround with stone hearth and wooden shelf over.

KITCHEN

17'8" x 12'6" (5.41 x 3.82)



Uniquely designed with a pop of colour and the heart of the home! This newly fitted kitchen comprises of a range of wall and base units with complimentary work surfaces and

surrounds incorporating a breakfast island, inset sink unit, space for a large freestanding oven and hob set within a tiled surround, double glazed French doors for rear access, double glazed window, two ladder style radiators and door to:

UTILITY ROOM

11'1" x 8'6" (3.38 x 2.61)

A handy space with a range of base units, plumbing for a washing machine, double glazed window, radiator and door to:

W.C

Ground Floor W.C with wash hand basin and radiator.

FROM ENTRANCE HALL

STAIRS TO FIRST FLOOR LANDING

Stunning stained glass effect window, two radiators and doors to:

BEDROOM ONE

14'0" x 11'1" (4.27 x 3.39)



Double bedroom with rear aspect double glazed window and radiator

Door to:

EN SUITE SHOWER ROOM

7'5" x 3'11" (2.27 x 1.20)



A stylish three piece suite comprising of a corner shower which is fully tiled around, W.C, Wash hand basin, ladder style

radiator, double glazed frosted glass window and fully tiled flooring.

BEDROOM TWO

11'3" x 8'2" (3.43 x 2.51)

Double bedroom with front aspect double glazed window, radiator and television point

BEDROOM THREE

9'5" x 7'1" (2.89 x 2.16)



Single bedroom with front aspect double glazed window and radiator. This would make an ideal fourth smaller bedroom, dressing room or office space.

FAMILY BATHROOM

11'4" x 6'5" (3.47 x 1.96)



A contemporary good size family bathroom incorporating a three piece suite comprising of a bath with shower over which is fully tiled around, W.C, wash hand basin, radiator and double glazed frosted glass window.

BEDROOM FOUR

12'1" x 11'10" (3.69 x 3.62)



Double bedroom with front and side aspect double glazed windows, radiator and large built in wardrobe/ storage space with lighting.

EXTERNALLY



The property boasts off road driveway parking for two vehicles and a single garage. To the rear of the property is a fantastic large secure family garden which is mainly laid to lawn with additional patio area, outside water tap and electric points alongside access to the garage.

OWNERS COMMENTS

In the Owners words "A beautiful family home with character and a lovely big garden for entertaining and family fun. "

THINGS YOU NEED TO KNOW

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

COUNCIL TAX

We have been advised by Copeland Borough Council (01946) 852585 that this property is placed in Tax Band B

DIRECTIONS

From Whitehaven take the

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.

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.

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.

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 BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

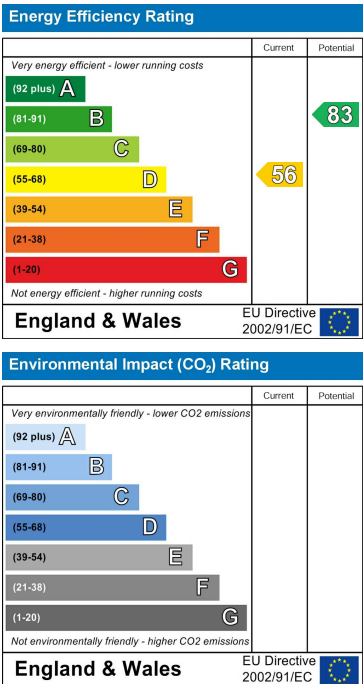
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

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