



# GRISDALES

PROPERTY SERVICES



## Ellerslie Bankfield, Beckermest, CA21 2YG

**£325,000**

We truly loved this home from the moment we stepped inside! We're sure you will too.

Newly Renovated with so much care and consideration, this immaculate four DOUBLE bedroom Bungalow is the perfect choice for those seeking a modern and chic property in a peaceful location.

This beautiful light and airy home boasts views towards the sea and nearby fells sitting peacefully on a generous Corner plot which is not overlooked with parking for multiple cars and additional large double garage and easily maintained gardens front and rear.

The property has undergone a complete makeover including new plaster work, new kitchen, new oak doors, new flooring throughout. New electrics and consumer unit, and new and additional radiators installed. It also has planning approval for a rear dorma.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## THINGS YOU NEED TO KNOW

The property is Freehold and benefits from mains gas, electric, water and drainage services.  
The property has a water meter.

## OWNER'S COMMENTS

In the owners words: "The neighbours are fabulous and the house offers such a lovely family feel as soon as you walk through the door. It is such a light cosy house just waiting for that special someone to make it their home. Relax and enjoy both the inside and outside with beautiful views from both the front and the rear."

## ENTRANCE HALLWAY

Stairs to first floor and door to:

## LIVING ROOM

16'3" x 10'11" (4.96 x 3.35 )



Neutrally decorated with multi aspect windows allowing a beautiful flow of natural light into the space.

Door to;

## INNER HALLWAY

Spacious hallway with useful under stairs storage cupboard and modern anthracite radiator.

Doors Right:

## KITCHEN/ DINING ROOM

19'5" x 7'8" max (5.93 x 2.34 max )



Careful consideration has been used to cleverly extend the Kitchen into the Sun Room for additional space. Newly fitted Wall and Base units with contrasting and eye catching worksurfaces truly are a lovely touch. Integrated dishwasher, fridge and freezer, built under oven, five burner gas hob and modern cooker hood. Plinth heaters installed in the Kitchen and Sun Room. A great space for cooking family meals and enjoying your morning cuppa looking out towards the garden and sea beyond.

Door to:

## UTILITY ROOM

Additional handy space with side door to access the Gardens. Also housing gas boiler and plumbing for a washing machine.

## BACK FROM THE INNER HALLWAY

doors to:

## BATHROOM



Lovely light bathroom comprising three piece white suite with shower over bath and glass screen. Anthracite heated towel radiator - just add a pop of colour with your accessories!

## BEDROOM ONE

12'9" x 11'1" (3.91 x 3.40)



Neutrally decorated, spacious front facing Double Bedroom with beautiful views of the gardens and hills beyond.

## BEDROOM TWO

12'7" x 10'2" max (3.86 x 3.11 max)



Neutrally decorated, spacious rear facing Double Bedroom.

### BACK FROM THE ENTRANCE HALLWAY

Stairs lead up to the first floor with access to:

## BEDROOM THREE

16'2" x 11'3" max (4.95 x 3.43 max)



Light and airy Double Bedroom with window facing to the front and access to great storage in the eaves - a perfect view of the nearby fells.

## BEDROOM FOUR

12'2" x 10'11" (3.71 x 3.35)



Light and airy FORTH Double Bedroom with window facing to the side, built in wardrobe with radiator and access to great storage in the eaves - another room perfect for views of the nearby fells.

## EXTERNAL - FRONT



Parking is not a problem at Ellerslie! Ample parking available via the gated driveway alongside detached double garage for those who are seeking additional storage or to tinker with their vehicles. A sunny garden compliments the first impression very well.

## EXTERNAL - REAR



With nothing overlooking behind, what could make a better space for the Children to play on the lawn, or chill out on the patio.

## DIRECTIONS

W3W///mavericks.edgy.glides

## COUNCIL TAX

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

## 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

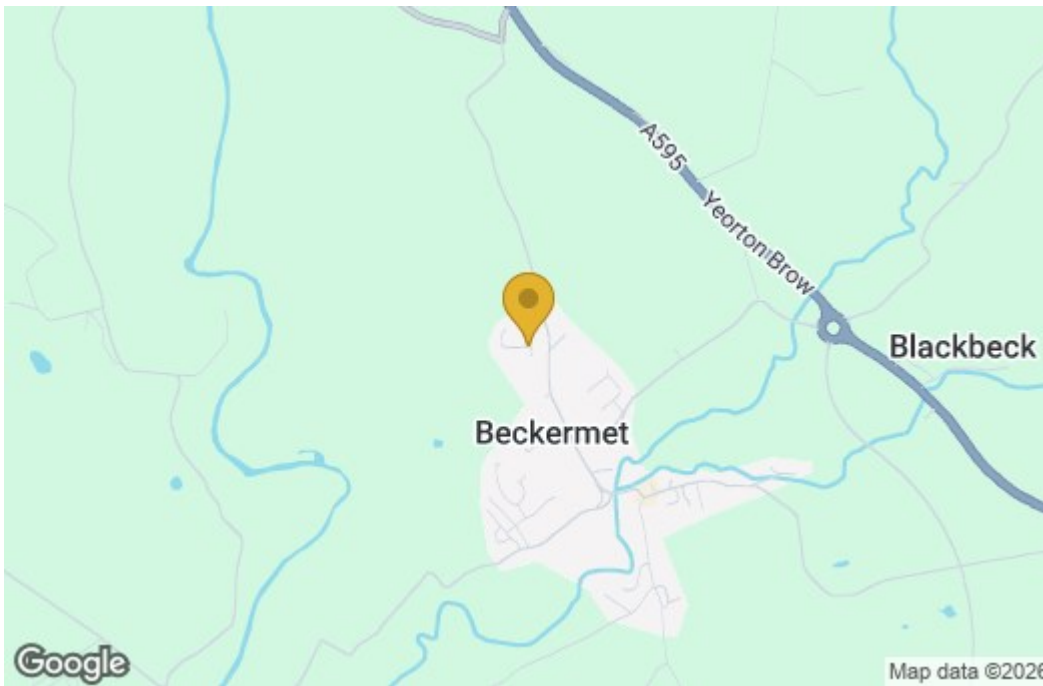
UK.

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.

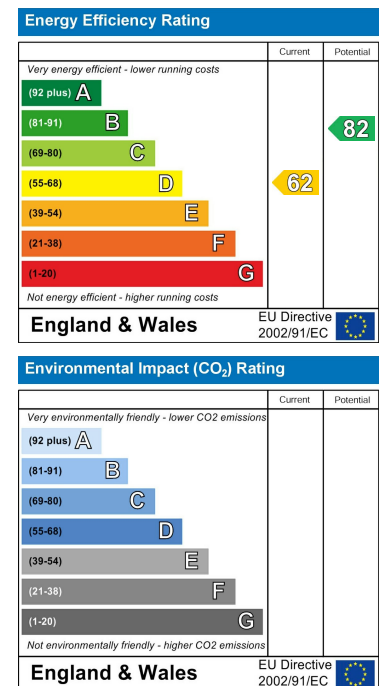
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## 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.