



# GRISDALES

PROPERTY SERVICES



**4 Victoria Villas Egremont Road, Whitehaven, CA28 8ND**

**£150,000**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\*

Although this property is in need of full renovation, the price reflects the work that needs carried out in order to make it a fantastic family home. Internally, the property boasts a vast amount of living space incorporating five bedrooms, three reception rooms, kitchen, bathroom and separate WC. Externally there are pleasant front and rear lawned gardens accompanied nicely with off street parking.

Don't delay, call us today on 01946 693931 and arrange your viewing.

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 benefits from a mixture of single and double glazed windows, electric heating throughout.

## ENTRANCE

Via wooden door, leading into:

## HALL



With understairs storage, doors leading to:

## LIVING ROOM ONE

15'10" into bay x 13'5" (4.83 into bay x 4.11)



Front aspect bay window, gas fire., decorative ceiling rose.

## LIVING ROOM TWO

13'1" x 12'5" (4.01 x 3.81)



Rear aspect and side aspect single glazed sash windows, decorative coal fire and hearth, decorative ceiling rose.

## DINING ROOM

12'11" x 12'0" (3.96 x 3.68)



Two side aspect single glazed sash windows, sliding door from hallway, gas fire, storage cupboard with built-in drawers housing the immersion heater in.

## KITCHEN

9'3" x 9'3" (2.84 x 2.82)



Two single glazed windows, a range of white wall and base units with work surfaces, stainless steel sink, built-in cupboards housing the meters, door leading to inner porch leading to:

## DOWNSTAIRS WC

## BEDROOM ONE

16'0" x 11'10" (4.90 x 3.61)



Second floor, Attic style with eaves storage, single glazed window, double in size, fitted sink.

**BEDROOM TWO**

13'3" x 12'7" (4.04 x 3.84)



First floor, Rear aspect single glazed window, double in size, built-in wardrobes, electric radiator.

**BEDROOM THREE**

12'11" x 12'0" (3.94 x 3.66)



First floor, rear aspect double glazed sash window, fitted sink.

**BEDROOM FOUR**

13'3" x 11'5" (4.06 x 3.48)



First Floor, Front aspect double glazed sash window, electric radiator, double in size.

**BEDROOM FIVE**



Second floor, Front aspect single glazed window, eaves storage, fitted plumbing, single in size.

## BATHROOM



First floor, Four piece suite comprising of W.C, sink, (original) bath and walk in shower, window, white wall tiles.

## EXTERNAL - FRONT



Gated entrance with path leading to the front of the property, accompanied by grassed lawn.

## EXTERNAL - REAR



Tiered yard areas leading to private grassed lawn. Workshop area with car port. There is a shared right of way allowing access to neighbouring garage.

## DIRECTIONS

The property is best approached by travelling South on the A595 from Whitehaven and continue along until reaching traffic lights at Hensingham. Turn left up the hill to the mini roundabout and take the 2nd exit onto Egremont Road.

## COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) that this property is placed in Tax Band C.

## 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 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.

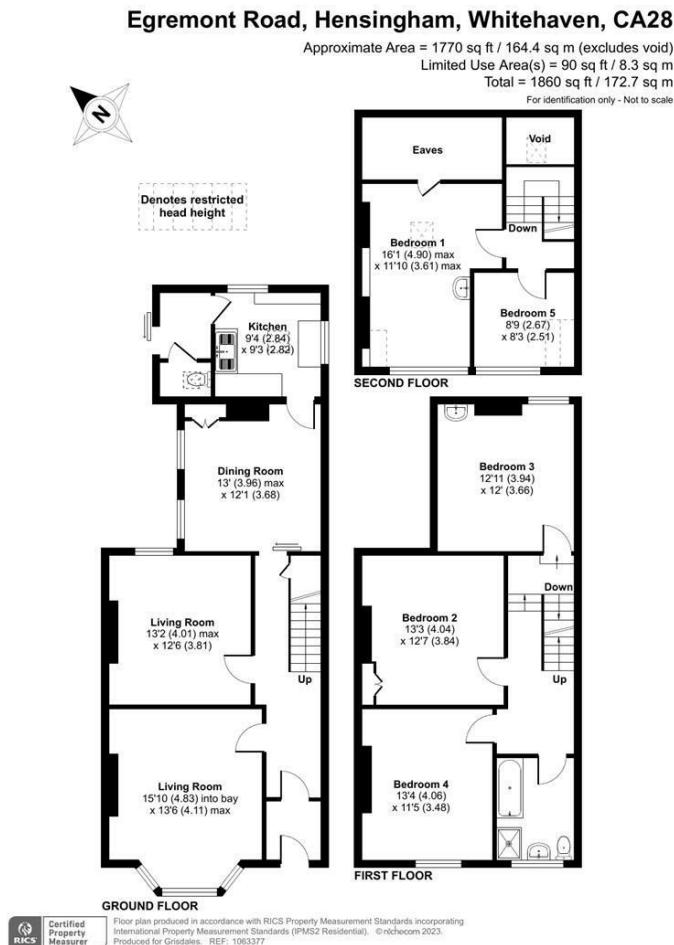
Mortgage Advice Bureau - Doing what's right for you.

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.

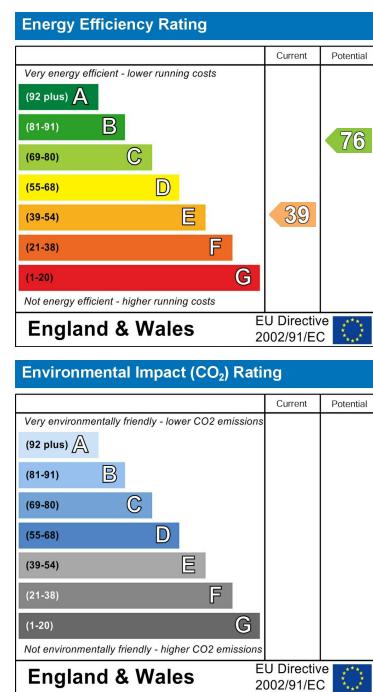
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.