



GRISDALES

PROPERTY SERVICES



10 Rowrah Road, Frizington, CA26 3XJ

£84,950

If you are looking for a home to put your own stamp on then look no further than 10 Rowrah Road, perfectly located in the picturesque village of Rowrah, Frizington. Benefiting from new external rendering, this frees up some time for you to concentrate on the internal renovations creating that perfect home or future investment.

This property boasts two double bedrooms, perfect for a small family, professional couple or those looking for a guest room or home office. As you step inside, you are greeted by two inviting reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The property also features an upstairs family bathroom, ensuring your comfort and convenience.

There is a rear yard and elevated garden that backs on to fields, providing an outdoor space where you can enjoy a morning coffee or host summer barbecues with friends and family. Situated just a short drive away from the stunning Ennerdale water and within walking distance of the award winning Ennerdale Brewery, this property offers the perfect blend of rural tranquillity and modern convenience. Whether you enjoy hiking in the Lake District or simply appreciate the beauty of nature, this location has something to offer everyone. Call us today to arrange a viewing on 01946 693931.

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

ENTRANCE



Is via a uPVC part glazed door, leading into:

HALLWAY

Radiator. Tiled flooring. Storage cupboard. Doors leading into:

LOUNGE

10'5" x 9'1" (3.18 x 2.77)



Front aspect double glazed window. Electric fire. Radiator.

DINING ROOM

12'11" x 10'0" (3.94 x 3.07)



Radiator. Electric fire. Laminate flooring. UPVC glazed door leading to rear external. Stairs to first floor. Doorway leading to:

KITCHEN

8'10" x 5'8" (2.70 x 1.74)



With a range of wooden wall and base units with complementary work surfaces. Beige sink and drainer unit with mixer top. Beige and blue wall tiling. Fitted extractor hood. Radiator. Side aspect double glazed window. Tiled flooring.

BEDROOM 1

13'1" x 10'7" (4.01 x 3.24)



Double in size. Front aspect double glazed window. Radiator. Decorative fireplace.

BEDROOM 2

10'1" x 9'1" (3.09 x 2.78)



Double in size. Rear aspect double glazed window. Radiator. Built in storage cupboard.

BATHROOM

9'1" x 5'6" (2.78 x 1.70)



3-piece suite comprising of bath with electric shower, WC and

basin. Side and rear aspect double glazed, frosted windows. White and blue wall tiling. Radiator. Built in storage cupboard housing a wall mounted Worcester boiler.

REAR EXTERNAL



Steps leading to patio seating area with further steps leading to planting.

DIRECTIONS

The property is best approached from our office in Whitehaven. Proceed out of the town centre via Harras Road to Red Lonning and onto the A5086. Continue on towards Cockermouth until arriving into Rowrah. Follow the road through to the village where it becomes Rowrah Road, number 10 is located on the left hand side displaying a Grisdales for sale board.

COUNCIL TAX

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

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.

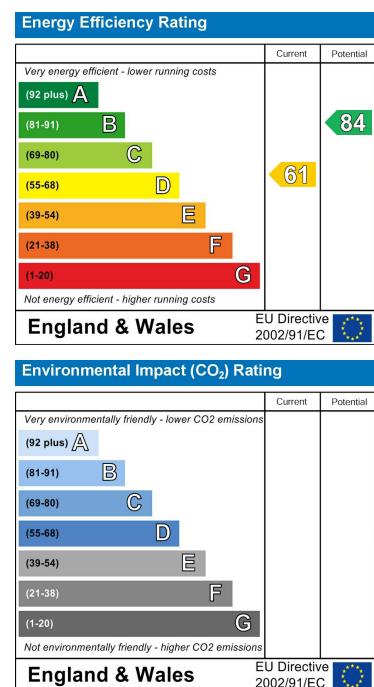
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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