GRISDALES
PROPERTY SERVICES

70 North Road, Egremont, CA22 2PR

£99,950

Well-located in a popular residential area, this property offers excellent potential for buyers looking to add their own touch.
The home features two generous double bedrooms, including a convenient downstairs bedroom, providing flexible living accommodation suited to a range of needs. While the property is well laid out, it is in need of slight TLC, presenting a great opportunity to modernise and add value.
To the rear, there is a private yard — ideal for low-maintenance outdoor space. The property also benefits from plenty of on-street parking, making it practical for both residents and visitors.
Positioned just a short walk from the main street, you'll find a variety of shops, eateries, and local amenities within easy reach, adding to the home's appeal.
A fantastic opportunity for investors or buyers looking to create a home to their own taste.

THINGS YOU NEED TO KNOW
The property benefits form main gas, electricity, water and drainage.

ENTRANCE

Via uPVC front door into:

HALLWAY
Radiator, stairs leading to first floor, door leading to:

LOUNGE/DINER
lounge 12'0" x 10'0" / diner 12'0" x 10'0" (lounge 3.66 x 3.05 / diner 3.66 x 3.05)

Front aspect double glazed window, radiator, gas fire, TV point, straight through into:
Dining Area - Rear aspect double glazed window, radiator, under stair storage cupboard

KITCHEN
8'11" x 8'0" (2.74 x 2.44)

Fitted with a range of wooden wall and base units with complimentary work surfaces. Integrated electric oven and gas hob with extractor fan above, inset sink and drainer unit, plumbing for washing machine, wall mounted combi boiler, side aspect of a glazed window, radiator. Door leading to:

INNER HALLWAY

uPVC door leading to rear external.

DOWNSTAIRS BATHROOM

Three-piece suite comprising of Bath, W.C and wash basin, radiator, side aspect double glazed window.

BEDROOM ONE
10'0" x 9'1" (3.05 x 2.77)

Double in size, radiator. Rear aspect double glazed window.

BEDROOM TWO
16'0" x 9'1" (4.88 x 2.77)

Double in size, radiator. Front aspect, double glazed window, built-in storage cupboard.

EXTERNALLY

Parking is by way of on street with a yard to the external rear, providing outhouse storage space.

DIRECTIONS
W3W///catching.lush.disprove
Travel along the A595 to Egremont, at second roundabout turn right into Egremont. Take first right onto North Road and the house is located on the right hand side displaying a Grisdales for sale board.

COUNCIL TAX
We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band A.

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.

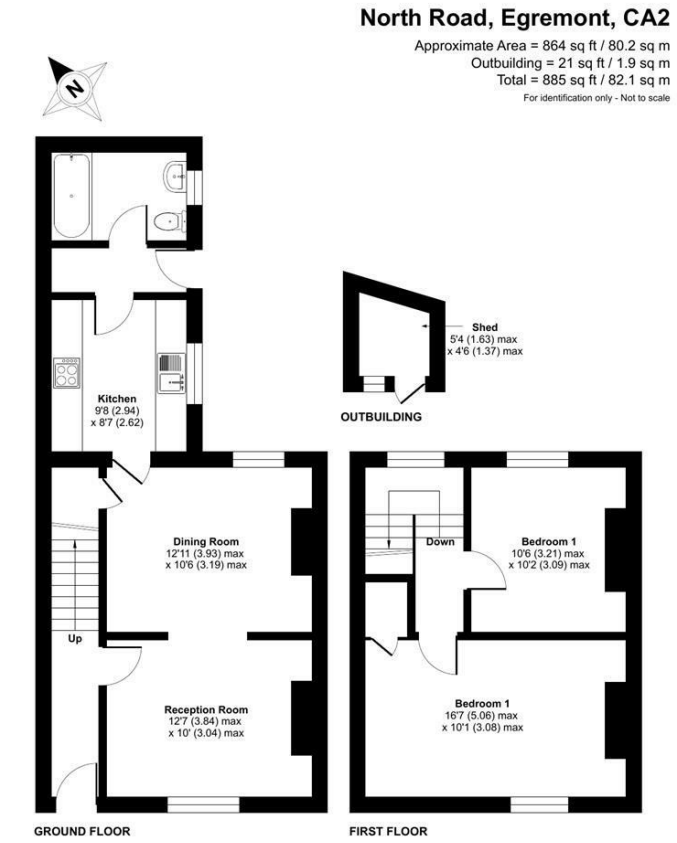
FREE MARKET APPRAISAL
If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

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.

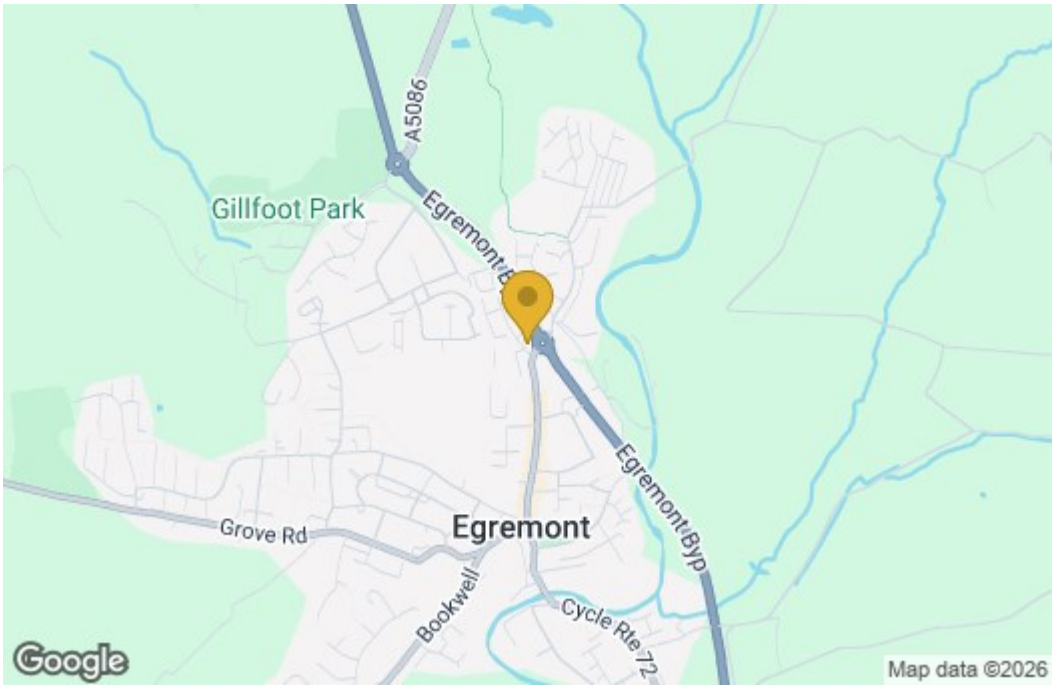
MORTGAGE ADVICE
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.
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

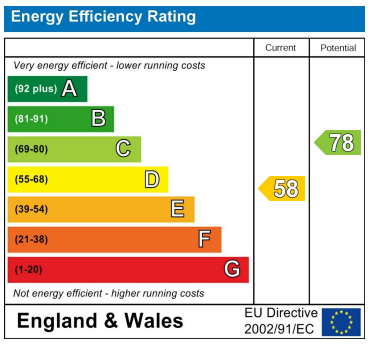


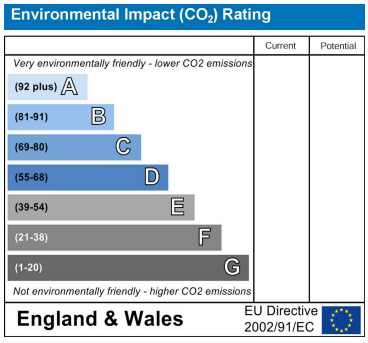
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Grisdales. REF: 1445897

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.