



GRISDALES

PROPERTY SERVICES



15 Ashley Way, Egremont, CA22 2JT

£240,000

Located on Ashley Way, a largely popular residential area of the ever popular market town of Egremont, sits a fantastic detached bungalow just waiting for the new owners to make it their home.

A luxurious part of the Bungalow is the modern homes kitchen, which is complemented by a convenient utility area, making daily chores a breeze.

The family bathroom is stylishly designed with the en suite adding a touch of luxury to the master bedroom.

One of the standout features of this property is the large conservatory, which floods the home with natural light and offers a wonderful space to enjoy the garden views throughout alongside off road parking and garage.

This is sure to be a popular one so don't delay in calling us on 01946 693931 to take a look around.

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

THINGS YOU NEED TO KNOW

The property benefits from Gas central heating, Double glazing, Mains water, drainage and electricity.

ENTRANCE

Ramp access to uPVC part glazed door into:

HALLWAY

Storage cupboard, radiator, doors leading to:

LOUNGE



Front aspect double glazed window, radiator, wall mounted electric fire. Archway, leading to:

DINING ROOM

21'11" x 14'7" (6.70 x 4.47)



Radiator, patio doors leading to:

CONSERVATORY

18'1" x 10'1" (5.52 x 3.08)



Large in size, neutral floor tiling, solid roof. French doors leading to garden.

KITCHEN

9'8" x 8'7" (2.97 x 2.63)



Modern homes grey gloss wall and base units with complementary marble style work surfaces. Inset sink and drainer unit, freestanding induction hob and electric oven (included in sale), radiator, rear aspect double glazed window, door leading to:

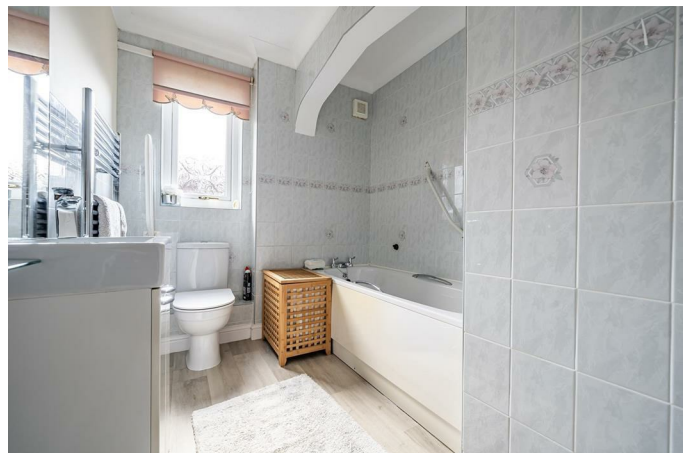
UTILITY

8'7" x 6'2" (2.62 x 1.89)



Units matching the main kitchen, wall mounted Valiant combi boiler. Sink and drainer, plumbing for washing machine. UPVC part glazed door leading to:

BATHROOM



Three piece suite comprising of bath, W.C and wash basin with

underneath storage. Decorative grey patterned wall tiling, heated towel rail, frosted window.

BEDROOM ONE



Double in size, radiator, built in wardrobes with sliding doors, rear aspect double glazed window looking into Conservatory. Door leading to:

ENSUITE



Three piece suite comprising of double walk in shower, WC and wash basin, UPVC wall panelling and radiator.

BEDROOM TWO

12'2" x 8'7" (3.73 x 2.63)



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

BEDROOM THREE

8'11" x 8'3" (2.72 x 2.52)



Single in size, rear aspect double glazed window, radiator.

FRONT EXTERNAL



Tarmacked driveway parking for three vehicles alongside artificial turfed lawn.

REAR EXTERNAL



Large space mostly laid with artificial turf alongside two patio seating areas. Access back to the front of the property is available from both sides. Ramp access allows for easy movement around the garden.

GARAGE

15'11" x 8'10" (4.86 x 2.70)

Single in size, electrics and lights fitted. Electric garage door and water tap.

DIRECTIONS

The property is best approached from Whitehaven leaving in a southerly direction along the A595 into Egremont at the second roundabout take the third exit onto Main Street, continue along taking the right turning onto Castle Villas, follow along onto Bookwell and in turn Queens Drive, second right onto Ashley Way, follow the road around to the left where number 15 is situated on the left hand side displaying a Grisdales for sale sign.

COUNCIL TAX

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

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 REGULA

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.

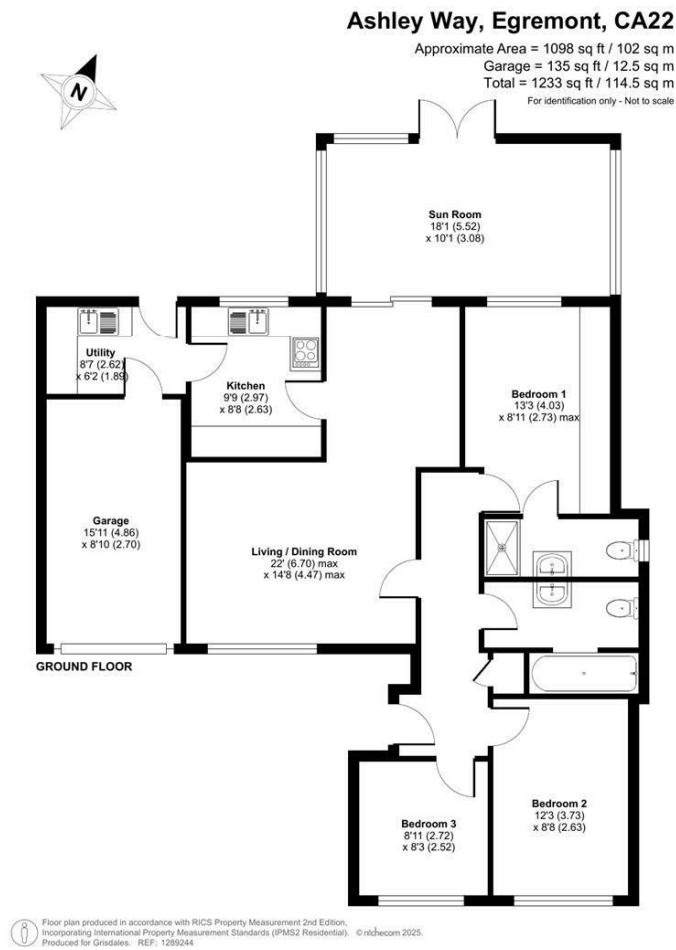
MORTGAGE ADVICE

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.

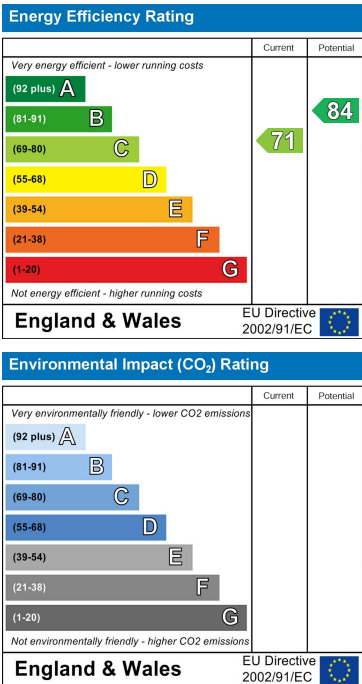
Floor Plan



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