



## Treetops Asby Lane, Asby, Workington, CA14 4RT

£275,000





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## ENTRANCE

6'3" x 8'10" (1.91 x 2.70)

Accessed through double UPVC part-glazed doors leading into

## HALLWAY

Featuring a radiator, decorative tiled flooring, and stairs to the first floor, with a door leading to

## CLOAKROOM

4'11" x 3'0" (1.50 x 0.93)

Integrated W.C. and wash basin unit, complemented by decorative floor tiling, with storage neatly tucked under the stairs.

## LOUNGE

9'11" x 19'0" (3.04 x 5.81)

Featuring two front-aspect double-glazed windows, wooden floors, and bifold doors leading seamlessly to the garden

## KITCHEN DINER

10'5" x 19'1" (3.18 x 5.82)

Comprising a range of contemporary sage green wall and base units with complementary work surfaces, integrated fridge freezer, dishwasher, microwave, electric oven, and Belfast sink. Rear-facing double-glazed window and UPVC part-glazed doors to the front, with access through a door to:

## UTILITY ROOM

6'2" x 5'2" (1.89 x 1.59)

Comprising sage green base units with matching work surfaces, housing a wall-mounted Baxi boiler. Glazed door leading out to the garden

## FIRST FLOOR LANDING

With elegant chandelier lighting and a balcony-style spindle staircase. Doors provide access to:

## BEDROOM ONE

12'10" x 10'5" (3.92 x 3.20)

A generous double room featuring a radiator and rear-facing double-glazed window. Door leading into:

## EN SUITE SHOWER ROOM

6'3" x 5'3" (1.93 x 1.62)

Featuring a three-piece suite with walk-in shower, W.C., and wash basin, complemented by white wall tiling and an extractor fan. Rear-aspect frosted double-glazed window.

## MAIN BATHROOM

5'2" x 10'5" (1.59 x 3.19)

Three-piece suite comprising a bath, W.C., and wash basin, with radiator and decorative wall tiling. Two front-aspect frosted double-glazed windows.

## BEDROOM TWO

11'2" x 10'0" (3.42 x 3.05)

Spacious double room with radiator, rear-aspect double-glazed window, and access to the loft via hatch.

## BEDROOM THREE

7'4" x 10'0" (2.26 x 3.05)

A cozy single room featuring a radiator and front-facing double-glazed window.

## FRONT EXTERNAL

Accessed via steps, the patio seating area is complemented by astro turf and a tree for extra privacy.

## SIDE EXTERNAL

Driveway parking for two vehicles, with access to the rear exterior.

## REAR EXTERNAL

Elevated, tiered garden with a combination of patio seating, decking, and decorative planting

## DIRECTIONS

Travelling towards Cockermouth from Egremont on the A5086 through Rowrah take a left turn at the Stork Inn (Egdars is on the right hand side) towards Asby. Travel through the village taking a right hand turn just after the metal railings on the pavement.

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## THINGS YOU NEED TO KNOW

Double glazing  
Central heating

## 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 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.

## MOVING WITH GRIDDALES

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 Griddales, 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

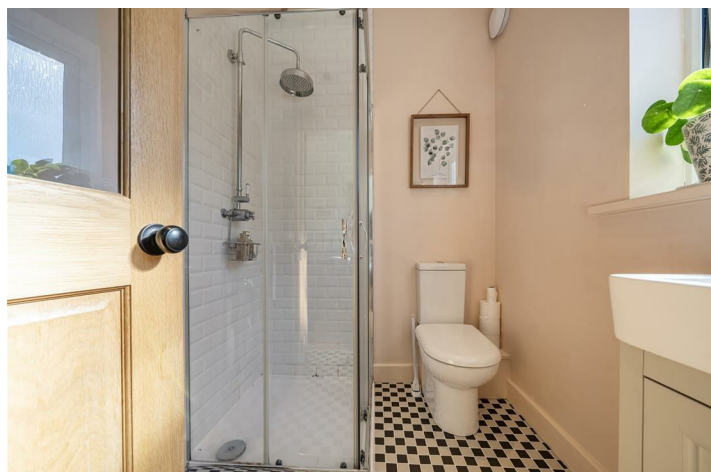
We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Griddales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

## MORTGAGE ADVICE

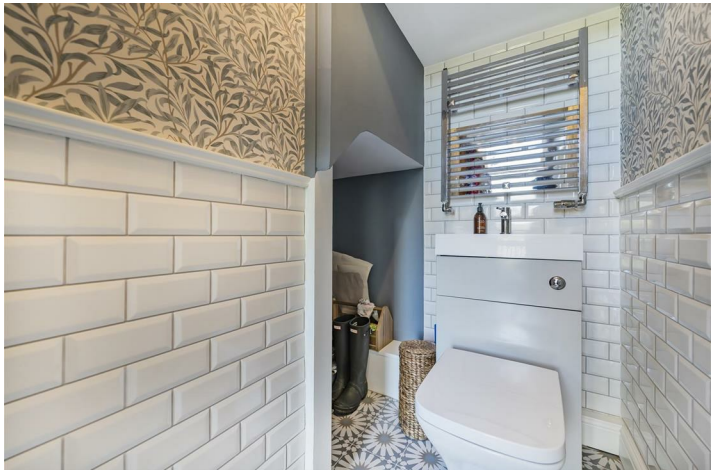
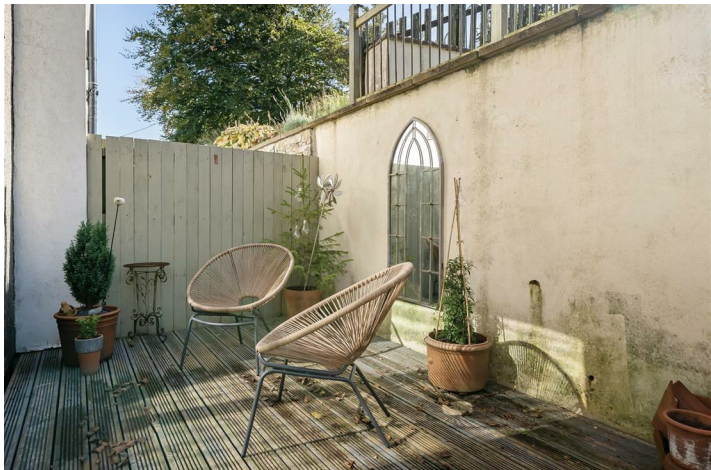
Griddales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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 Griddales office.

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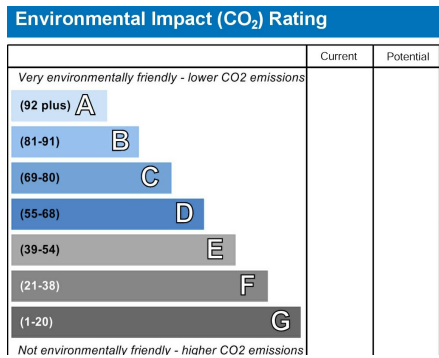
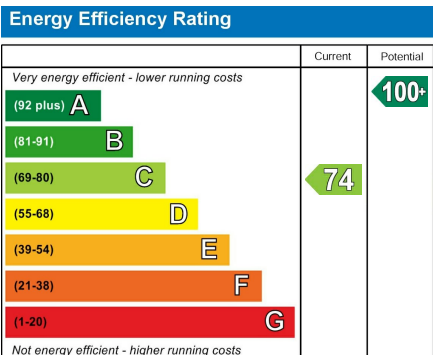




## Road Map



## 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.

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