



GRISDALES

PROPERTY SERVICES



109 Moresby Parks Road, Whitehaven, CA28 8XQ

£210,000

In the ever popular location of Moresby Parks, this amazing four bed extended property just oozes style and sophistication! The open plan downstairs living offers a modern space ideal for family life and entertaining, complimented with four spacious bedrooms and two contemporary bathrooms to the first floor. As if this wasn't enough, this beautiful home has picturesque gardens to the rear and great off road parking to the front! Don't delay, call us today on 01946 693931 as not to miss this opportunity!

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 and Double glazing throughout.

ENTRANCE

Via grey composite front door into:

HALLWAY

Radiator, stairs leading to first floor and door into:

OPEN PLAN LOUNGE/KITCHEN/DINER

50'3" x 31'0" (15.34 x 9.45)



Stylish grey wall and base units with complementary worksurfaces, white sink unit, fitted electric oven, induction hob, built-in fridge/freezer, matching central island with drawers, under stair cupboard, bi-folding doors leading to rear garden.

UTILITY ROOM



Plumbing for washing machine, uPVC double glazed door leading to rear garden.

DOWNSTAIRS CLOAKROOM

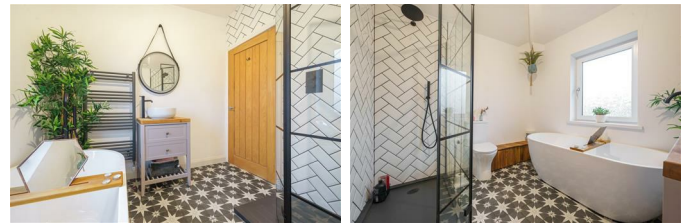


With WC and sink unit.

FIRST FLOOR LANDING

Airing cupboard and loft access.

BATHROOM



Four piece suite comprising of walk-in shower, bath, WC and sink. Black and white wall tiles, rear aspect frosted double glazed window, grey ladder style radiator.

BEDROOM ONE

10'5" x 9'10" (3.18 x 3.00)



Double in size, dual aspect double glazed windows, complementary green wooden wall panelling, dressing room area with hanging rails.

BEDROOM TWO

11'6" x 10'4" (3.51 x 3.15)



Double in size, rear aspect double glazed window, radiator, complementary wooden wall panneling.

BEDROOM THREE

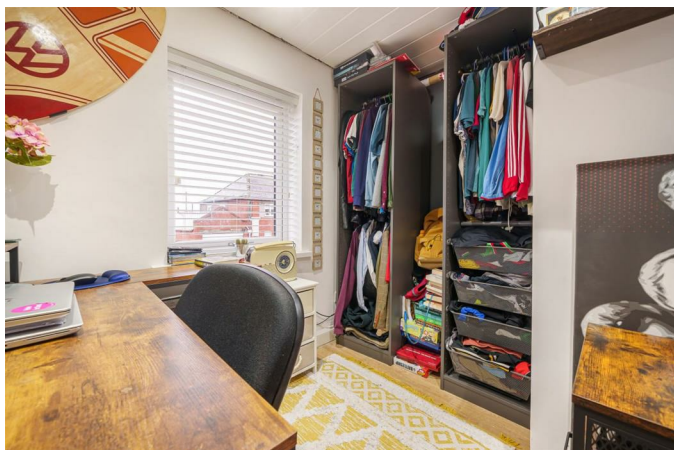
14'7" x 8'7" (4.47 x 2.62)



Double in size, two front aspect double glazed windows, radiator.

BEDROOM FOUR

8'5" x 6'7" (2.57 x 2.03)



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

SHOWER ROOM



With three piece suite comprising of walk-in shower, sink and WC. Ladder style radiator, light up wall mounted mirror.

EXTERNAL - FRONT



Driveway parking for 2 - 3 cars.

EXTERNAL - REAR



Large grassed lawn area and patio.

GARAGE

12'11" x 8'9" (3.96 x 2.67)

Grey electric door. Fitted with electrics and housing the boiler. Rear access door from internal of the property.

DIRECTIONS

From Whitehaven travel south on the A595 and get into the left hand lane signposted Cleator Moor. At the mini roundabout, turn left to travel up Hensingham Main Street. At the second roundabout, turn left and pass Mayfield School. At the roundabout continue ahead into Moresby. Once in the village, take the second turning right and then turn right onto Moresby Parks. Number 109 is located on the corner opposite the back of the shop.

COUNCIL TAX

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

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."

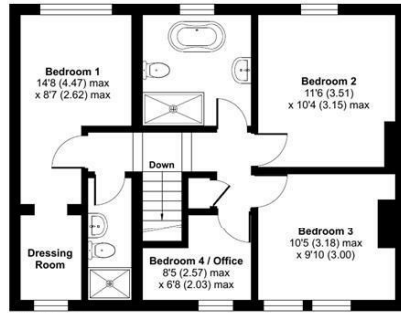
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

Floor Plan

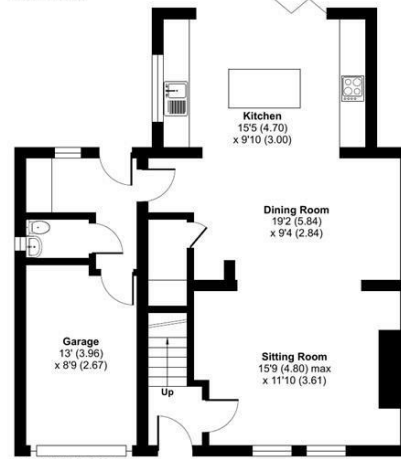
Moresby Parks Road, Moresby Parks, Whitehaven, CA28

Approximate Area = 1297 sq ft / 120.5 sq m
 Garage = 115 sq ft / 10.6 sq m
 Total = 1412 sq ft / 131.1 sq m

For identification only - Not to scale



FIRST FLOOR



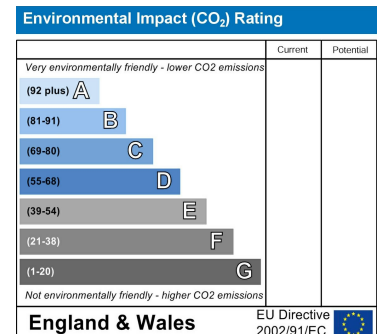
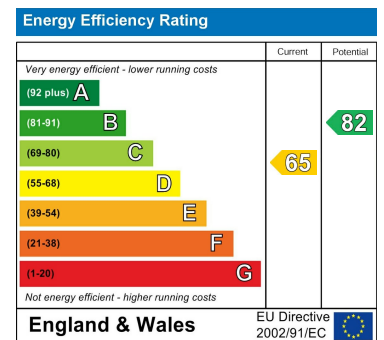
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Grisdales. REF: 1069170.

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.