



# GRISDALES

PROPERTY SERVICES



## 10 Church Hill, Whitehaven, CA28 8NE

**£325,000**

\*\*\*ONLINE VIEWING AVAILALE\*\*\* This fabulous three bedroom detached bungalow is perfectly placed in a highly desirable area of Whitehaven. Church Hill provides peaceful living just a short drive away from the picturesque harbour and amenities of the town centre. This property has been a much loved family home and is beautifully presented throughout. Offering a grand entrance hall providing access to spacious bedrooms, lounge diner and bathroom, alongside en suite and conservatory.

The external of the property is very well maintained, with wrap around gardens comprising of grassed lawn, decorative shrubbery and large driveway parking. So get ready to kick back, relax and enjoy the great outdoors! For more information or to arrange a viewing please call 01946 693931.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://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 and Drainage. The property is built using thermal bricks. Modern radiators fitted above skirting boards, covering the stretch of most rooms.

## ENTRANCE

Entrance is via a part glazed uPVC door, leading into:

## HALLWAY



With wooden effect flooring, storage cupboards and loft access hatch.

## LOUNGE

15'11" x 13'8" (4.86 x 4.17)



Dual aspect windows promoting views over Whitehaven, TV point, fireplace, radiator.

## BEDROOM ONE

13'6" x 12'2" (4.14 x 3.72)



Front aspect double glazed window, radiator, double in size. Door leading to:

## EN SUITE SHOWER ROOM

8'0" x 5'8" (2.46 x 1.75)



Three piece suite comprising of shower cubicle, WC and sink set within units. Tiled flooring and surrounding walls, side aspect double glazed window, chrome heated towel rail.

### BATHROOM

8'0" x 5'10" (2.46 x 1.79)



Three piece suite comprising of bath, WC and sink. Side aspect double glazed window and radiator.

### BEDROOM TWO

13'5" x 10'7" (4.11 x 3.25)



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

### BEDROOM THREE

10'8" x 9'9" (3.26 x 2.99)



Side aspect double glazed window, radiator, double in size.

### KITCHEN/DINER

20'6" x 8'10" (6.27 x 2.70)



Fitted with a range of wall and base units with complementary work surfaces, inset sink unit with surrounding tiles, integrated electric oven and hob with extractor fan over, integrated dishwasher, plumbing for washing machine, side aspect double glazed window.

Dining area offering great space for dining table and chairs, with door leading into:

### CONSERVATORY

8'8" x 6'1" (2.66 x 1.86)



Tile effect flooring, large storage cupboard, double glazed

windows to three sides, sliding patio doors allowing access to the rear garden.

## EXTERNAL - FRONT



Large driveway offering parking for 4/5 cars and allowing access to the attached garage. Grassed lawn area accompanied by hedging, trees and decorative rockery. Side access leading to rear garden.

## EXTERNAL - REAR



Paved with decorative shrubbery and boasting a variety of fruit trees. The garden summer house provides another reception room for entertaining. An external outhouse also provides an area for storage.

## GARAGE

19'10" x 9'11" (6.06 x 3.04)

Single garage attached to the property with up and over door, electrics and lighting fitted. Access is also available through the side door.

## DIRECTIONS

Leave Whitehaven town centre via Flatt Walks/A5094. Turn right at the traffic lights onto Hensingham Byp/A595. At Hensingham Roundabout, take the 1st exit onto Egremont Rd/B5295. Turn left onto Church Hill.

## COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) 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 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

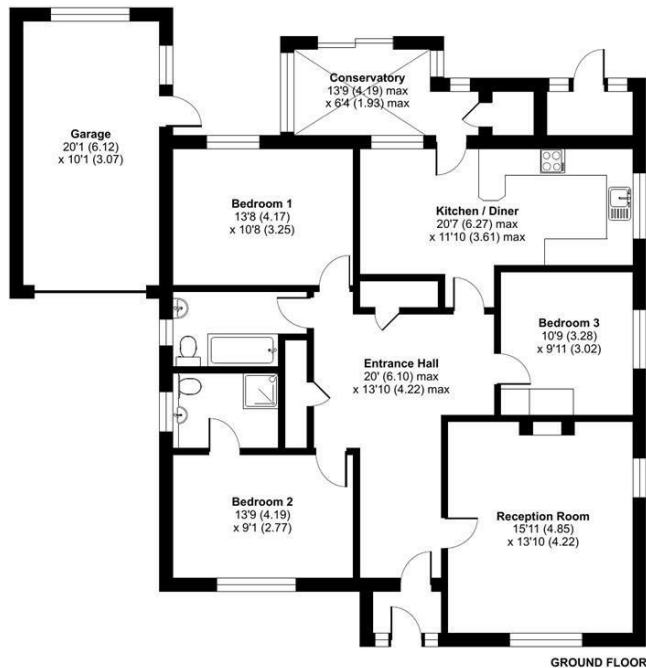
amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.” To find out how we can help you realise your dreams, just call your nearest Grisdales office.

Floor Plan

Church Hill, Hensingham, Whitehaven, CA28

Approximate Area = 1358 sq ft / 126.1 sq m  
 Garage = 206 sq ft / 19.1 sq m  
 Total = 1564 sq ft / 145.2 sq m

For identification only - Not to scale



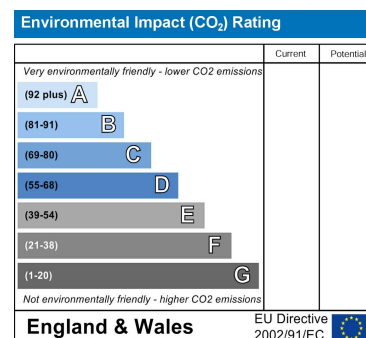
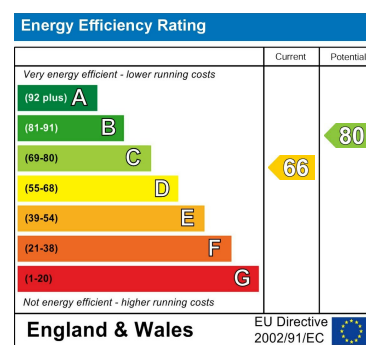
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grisdales. REF: 1080516.

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.