



# GRISDALES

PROPERTY SERVICES



## 21 Coronation Drive, Whitehaven, CA28 6JN

**£169,500**

This deceptively spacious two double bedroom semi detached house is located in a very popular residential area of Whitehaven, handy placed for local schools, shops and transport links plus only a short drive to major local employment centres and is being sold with no chain and attractively priced to sell.

The property benefits from a spacious lounge with attractive bay window, BRAND NEW kitchen with sizeable Dining area. There is a BRAND NEW, modern family bathroom on the first floor alongside two double bedrooms. The external space speaks for itself with pristine lawn to the rear and decorative lawn and shrubbery to the front. The off road parking and garage just adds to the curb appeal. 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](mailto:whitehaven@grisdales.co.uk)

## THINGS YOU NEED TO KNOW

The property benefits from Gas central heating and Double glazing.

### ENTRANCE

Via uPVC double glazed door, into:

### HALLWAY

Stairs to first floor and door leading to:

### LOUNGE



Front aspect bay window, radiator, electric fire. Door leading into:

### KITCHEN



Brand new modern wooden wall and base units with complementary work surfaces, built-in electric oven and hob with black gloss splash-back, stylish wooden flooring, understairs storage cupboard, double glazed window with garden view, stainless steel inset sink unit, radiator, uPVC part glazed door. Door leading to:

### UTILITY ROOM



Cupboard housing the boiler, radiator.

### STAIRS TO FIRST FLOOR LANDING

### BEDROOM ONE



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

### BEDROOM TWO



Double in size, rear aspect double glazed window with sea views, radiator.

### BATHROOM



Brand new four piece suite with freestanding bath, walk-in shower, WC and sink with storage cupboard underneath. chrome ladder style radiator, grey and white marble shower panelling along side part panelled bathroom walls, decorative wooden flooring, frosted double glazed window.



## FRONT EXTERNAL



Driveway parking for two cars. Wooden gate leading to rear garden, grassed lawn with decorative borders and shrubbery.

## REAR EXTERNAL



Tiered garden mainly laid to lawn with central path.

## GARAGE

Single in size with up and over door.

## DIRECTIONS

From Lowther Street in Whitehaven, follow the one way system around the town and get into the left hand lane at Strand Street. Turn left onto Tangier Street and get into the right hand lane. Turn right onto George Street and left onto Wellington Row. Travel up the hill and under the bridge and take the second turning on the left onto Coronation Drive.

## COUNCIL TAX

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

## 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 Grisdals, 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. Grisdals 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

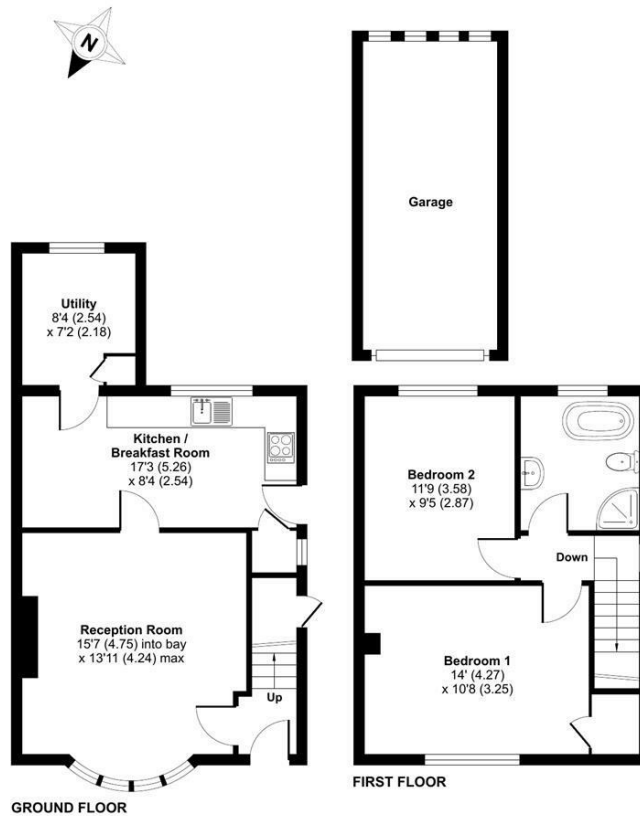
Grisdals work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK. Our advice will be specifically tailored to 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 Grisdals office.

Floor Plan

Coronation Drive, Whitehaven, CA28

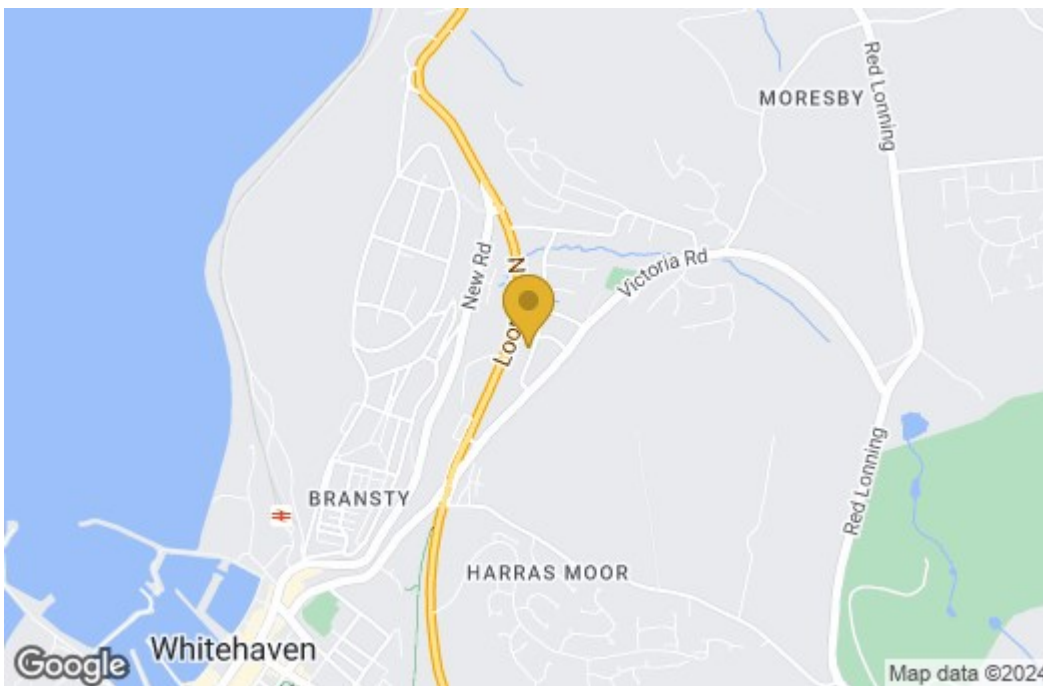
Approximate Area = 859 sq ft / 79.8 sq m (excludes garage)

For identification only - Not to scale

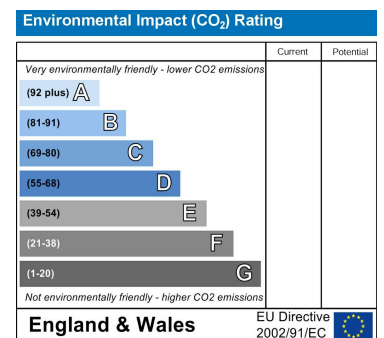
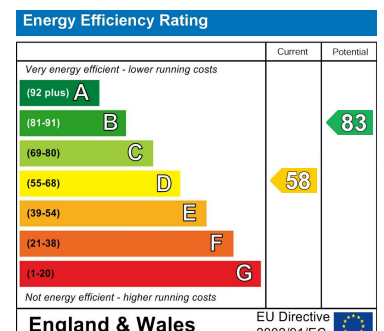


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscheom 2024. Produced for Gridsales. REF: 1078795.

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.