



GRISDALES

PROPERTY SERVICES



266 High Road, Whitehaven, CA28 9BB

£112,000

A deceptively spacious 3 bedroomed terraced house, located in the heart of Kells, handy for local shops and schools plus Whitehaven Town Centre, making it an ideal home for families, first time buyers, young couples or buy to let investors. This spacious house offers, three great sized rooms, extended kitchen diner, spacious lounge and four piece neutral bathroom. This property offers huge potential allowing it's next owners to create a fantastic home. Call us now on 01946 693931 to view to appreciate the accommodation on offer.

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

The property benefits from Gas central heating, Double glazing, Mains Water and Drainage.

ENTRANCE

Via a grey composite front door, into:

HALLWAY

With door leading to:

LOUNGE

13'3" x 13'9" (4.04 x 4.21)



Front aspect window, radiator, electric fire, under stairs storage cupboard, TV point, telephone point. Door leading into:

DINING ROOM

8'10" x 16'3" (2.70 x 4.97)



Radiator, rear aspect window, archway leading into:

KITCHEN

11'5" x 9'8" (3.50 x 2.95)



With range of wooden wall and base units with complementary work surfaces, inset sink unit, plumbing for a washing machine, electric oven and hob with stainless steel overhead extractor fan, side aspect window, beige floor tiles. Leading into:

INNER HALLWAY

With loft hatch, storage cupboard housing a wall mounted Baxi combi boiler, uPVC glazed door leading to rear yard. Door leading to:

BATHROOM

6'3" x 9'7" (1.91 x 2.94)



Four piece suite comprising of double walk-in shower, bath, sink and WC, radiator, beige floor and wall tiles, side aspect frosted window.

BEDROOM ONE

15'9" x 10'7" (4.82 x 3.25)



Front aspect window, radiator, double in size. Loft hatch leading to:

LOFT

With built-in ladder and boarded storage area.

BEDROOM TWO

12'4" x 8'10" (3.76 x 2.71)



Rear aspect window, radiator, double in size.

BEDROOM THREE

8'9" x 7'11" (2.69 x 2.42)



Rear aspect window, radiator, single in size.

EXTERNAL - REAR



Yard with gated access.

DIRECTIONS

The property is best approached from Whitehaven via Kells. Turn right onto High Road and the property can be found on the left hand side.

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.

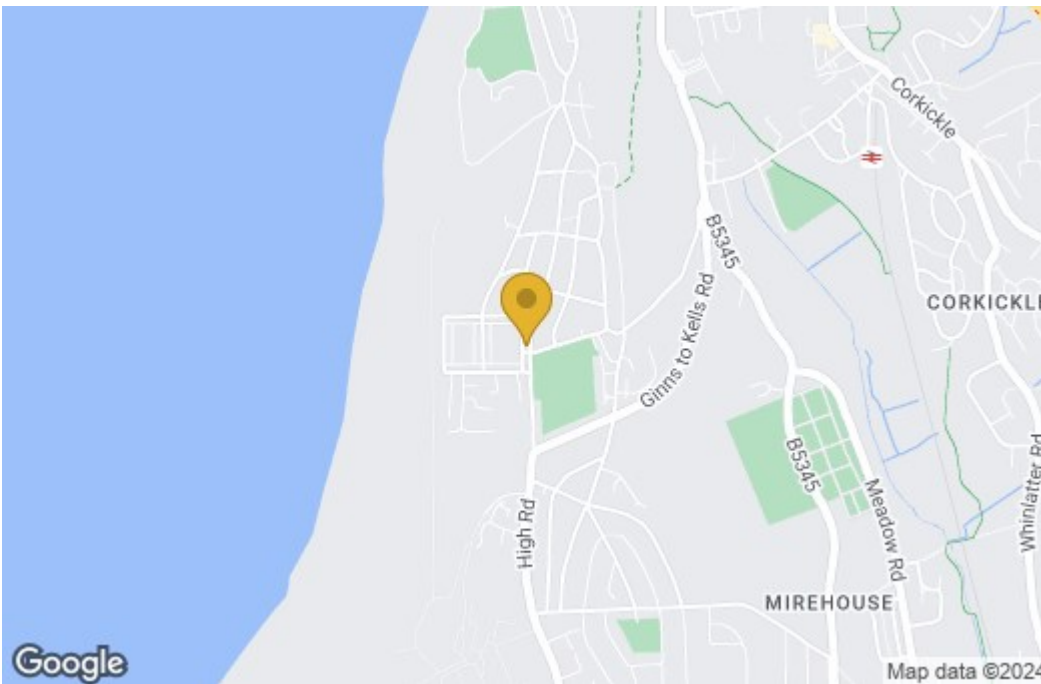
MORTGAGE ADVICE BUREAU

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

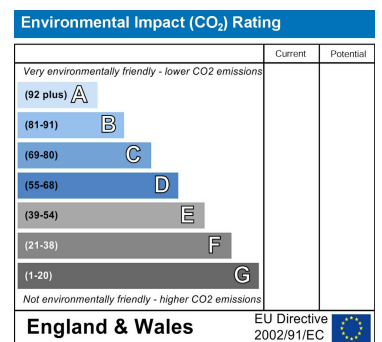
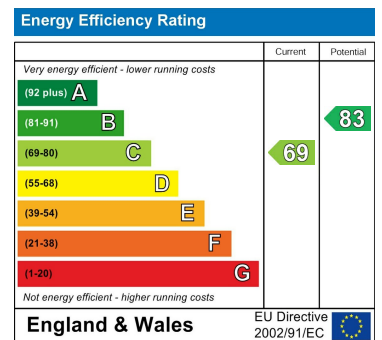
circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.” To find out how we can help you realise your dreams, just call your nearest Grisdales office.

Floor Plan

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.