



GRISDALES

PROPERTY SERVICES



9 Clyde Way, Whitehaven, CA28 9BQ

£330,000

What else is there to say but WOW!! Part of the exclusive Edge Hill Development in Whitehaven, here we have an exclusive four bedroom detached home benefitting from off road parking for two vehicles and single detached garage. The interiors have been thoughtfully picked out and ooze elegance throughout with four double bedrooms, two bathrooms alongside modern lounge. The gorgeous Kitchen Diner speaks for itself with built in appliances and plenty of light channeling through showing everything off in the best light. A separate utility room and ground floor W.C offer that handy extra space ideal for families. A viewing is a must to appreciate this property, call us on 01946 693931 to arrange today.

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, Mains water / drainage and double glazing.

ENTRANCE

Via a cream coloured composite door, into:

HALLWAY

10'0" x 6'1" (3.06 x 1.87)



With radiator and under stair cupboard, stairs leading to first floor and doors leading to:

LOUNGE

12'0" x 15'4" (3.67 x 4.68)



Front aspect bay window, radiator, telephone point, media plate, modern style grey radiator.

KITCHEN/DINER

21'4" x 8'3" (6.51 x 2.54)



White gloss wall and base units with complementary silestone quartz worktops, built-in dishwasher, microwave, electric oven and grill, fridge/freezer, electric hob with extractor fan over, sink and drainer unit, two radiators. Patio doors lead into rear garden.

SNUG

10'9" x 11'7" (3.29 x 3.55)



Seating / snug area within the kitchen diner ideal for entertaining, wall mounted media plate.

UTILITY

6'10" x 7'11" (2.09 x 2.42)



Plumbing for washing machine, sink, matching units to kitchen, cupboard housing the boiler, radiator, part glazed uPVC door leading to rear garden.

DOWNSTAIRS WC

3'9" x 6'10" (1.16 x 2.10)

Comprising of WC and sink, side aspect window, radiator.

LANDING

Doors leading into bedrooms and bathroom, radiator, storage cupboard.

BEDROOM ONE

9'7" x 12'9" (2.94 x 3.89)



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

EN SUITE

9'3" x 3'10" (2.84 x 1.17)



Double walk-in shower, sink and WC. Modern fully tiled walls and floor, chrome ladder style radiator.

BEDROOM TWO

12'5" x 9'3" (3.79 x 2.84)



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

BEDROOM THREE

10'7" x 11'9" (3.24 x 3.60)



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

BEDROOM FOUR

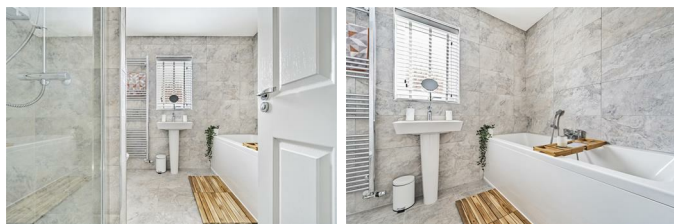
10'5" x 9'2" (3.18 x 2.81)



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

BATHROOM

8'10" x 7'10" (2.70 x 2.41)



Four piece suite comprising of WC, sink, walk-in shower and bath. Chrome ladder style radiator, side aspect frosted double glazed window.

FRONT EXTERNAL



Path leading to front door with decorative shrubs providing that all important curb appeal.

REAR EXTERNAL



Modern composite decking alongside patio and grassed lawn, perfect for catching the rays and relaxing.

DETACHED GARAGE



Up and over door with electrics and light fitted.

DRIVEWAY

Parking for two vehicles in front of the garage.

DIRECTIONS

Head west on Irish St/B5345 towards Howgill St, turn left onto New Town/B5345, continue to follow B5345 for 0.2 mi. At the roundabout, take the 2nd exit onto Preston St/B5345. Continue to follow B5345, then take a slight left onto Meadow View/B5345. Turn right onto Wilson Pit Rd and you will see the Edgehill Park Development on the right. Take the 2nd right onto Clarendon Dr and Clyde Way can be found by following Clarendon Drive around to the left hand side.

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

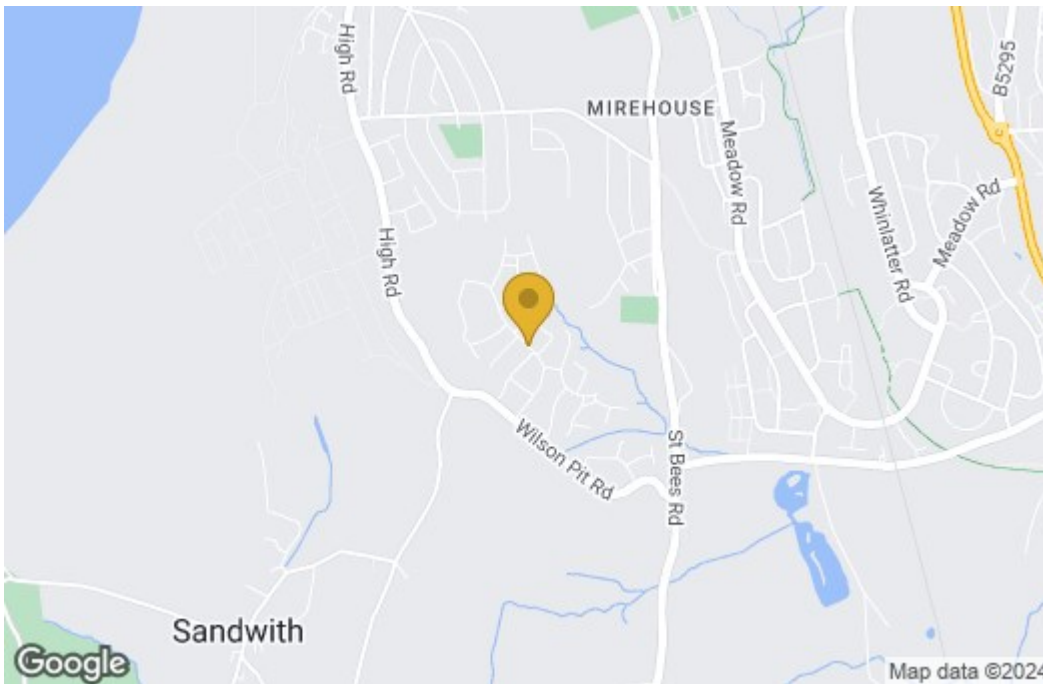
We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all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

MORTGAGE ADVICE BUREAU

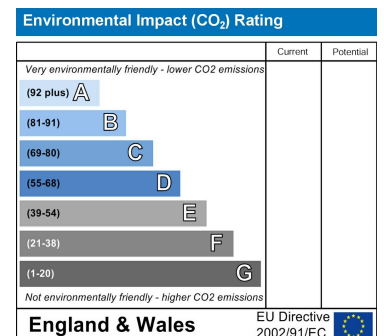
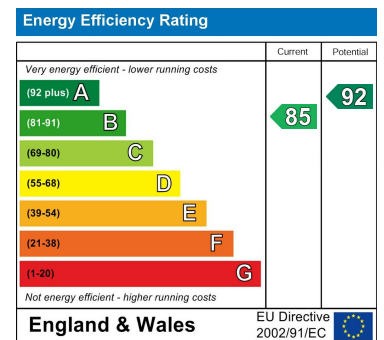
Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK. Our advice will be specifically tailored to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

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.