



# GRISDALES

PROPERTY SERVICES



## 12 Fern Way, Whitehaven, CA28 6NJ

**£165,000**

Welcome to 12 Fern Way, a modern, well maintained and much loved home situated on this elevated executive development on the fringe of the historic harbour town of Whitehaven.

This property offers a completely ready to move into home, tastefully decorated in modern, neutral tones, benefitting from good sized bedrooms, shower room and extended Lounge Diner. The accommodation flows smoothly throughout with French doors out to the rear south facing garden - a perfect place to entertain! With off road parking completing the package, this could be the perfect home for you! Call us today on 01946 693931, this won't be around for long.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## THINGS YOU NEED TO KNOW

The property benefits from Gas central heating and double glazing.

### ENTRANCE

Via uPVC glazed door, into:

### HALLWAY

With radiator, laminate flooring, doors to:

### KITCHEN

9'3" x 6'2" (2.84 x 1.88)



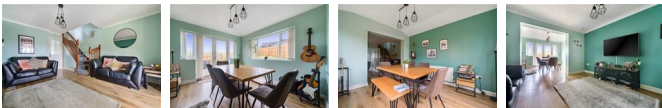
Range of wooden wall and base units with complementary work surfaces, front aspect double glazed window, radiator, wall mounted boiler, integrated electric oven and gas hob, chrome sink and drainer unit, beige decorative wall tiling.

### DOWNSTAIRS WC

Comprising of WC and sink, front aspect frosted window.

### LOUNGE/DINER

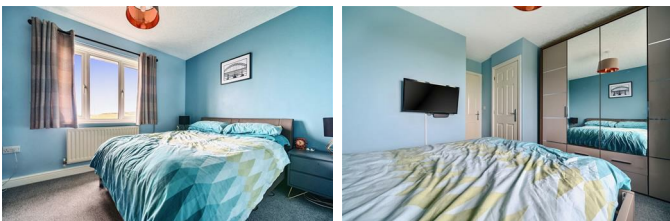
26'11" x 12'7" max (8.22 x 3.84 max)



With two radiators, laminate flooring, side aspect double glazed large window, patio doors leading to rear external. Stairs to first floor:

### BEDROOM ONE

12'8" x 8'10" (3.87 x 2.71)



Side aspect double glazed window with fell and garden views, radiator, double in size, built-in cupboard.

### BEDROOM TWO

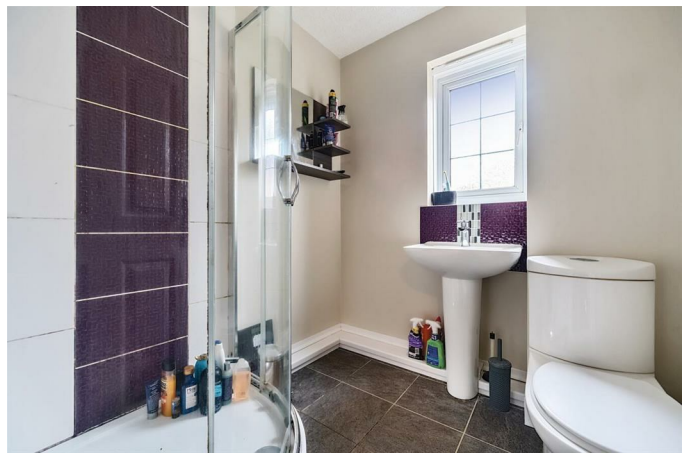
12'8" x 8'7" (3.87 x 2.63)



Two front aspect double glazed windows, radiator, double in size.

### SHOWER ROOM

6'2" x 5'11" (1.90 x 1.81)



Three piece suite comprising of walk-in shower, WC and sink, purple and white wall tiling. Side aspect frosted window, radiator.

### FRONT EXTERNAL



Extended driveway parking for three cars.

### REAR EXTERNAL



Housing a great sized corner plot, the rear garden is comprised of grassed lawn, decking, shillied area. There is a shed with fitted electrics.

## DIRECTIONS

Travelling along the Loop Road in the Workington direction take the right hand turning onto The Highlands estate. Follow the road to the top of the estate then take a left hand turning onto Fern Grove. Take the first left onto Fern Way.

## 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 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."

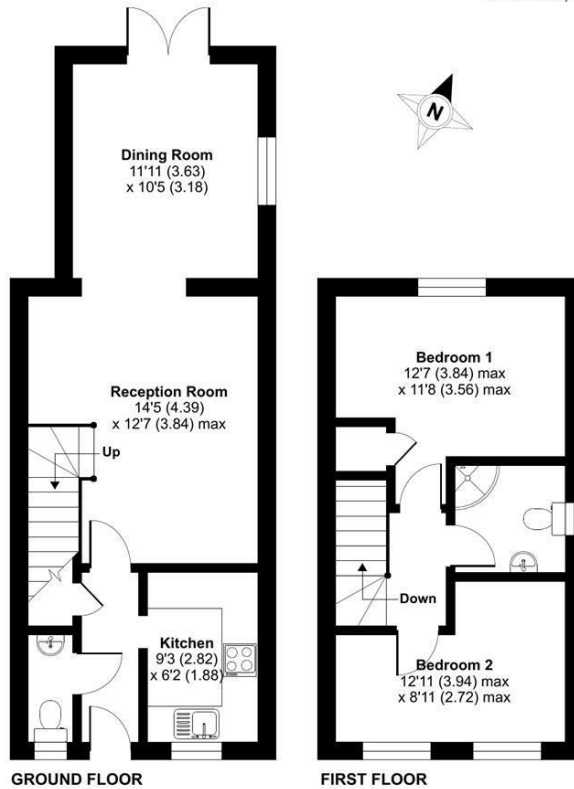
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

Floor Plan

Fern Way, Whitehaven, CA28

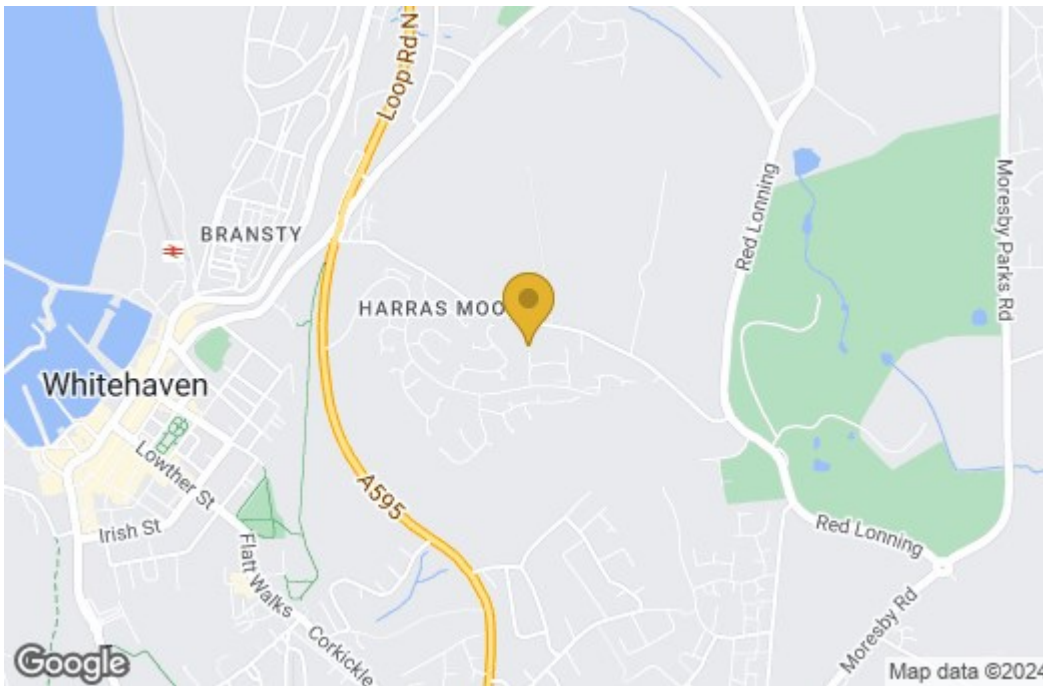
Approximate Area = 775 sq ft / 72 sq m

For identification only - Not to scale

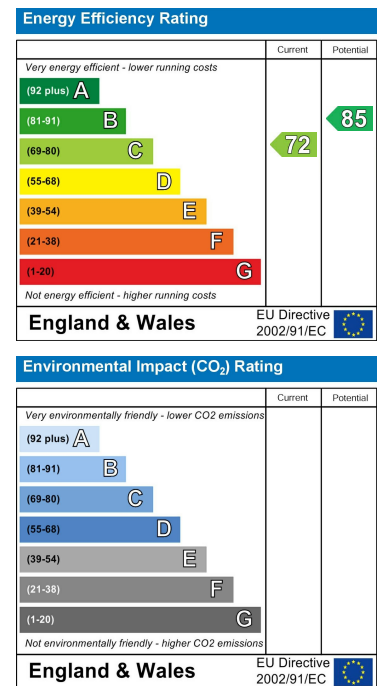


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Gridsales. REF: 1115638

Area Map



Energy Efficiency Graph



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