



GRISDALES

PROPERTY SERVICES



10 Steeple Close, Whitehaven, CA28 8EN

£165,000

This fabulous three bedroomed property is located in an elevated position, boasting gorgeous clear views over Whitehaven town. The Spacious Conservatory is light and airy alongside a modern and well presented lounge diner, good-sized kitchen, separate utility room, family bathroom and downstairs W.C. Externally, the property is well maintained boasting wrap around gardens, laid out with split level areas accompanied by mature shrubs, plants and paving. To arrange a viewing please call 01946 693931.

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 and double glazing throughout.

HALLWAY



Entrance is via uPVC part glazed door into inner porch, with modern hallway leading to:

LOUNGE/DINER

23'6" x 12'6" (7.18 x 3.83)



Spacious area, ideal for entertaining. Rear aspect aspect double glazed window, Double glazed patio doors to front garden, radiator, electric fire.

KITCHEN

10'10" x 9'5" (3.32 x 2.89)



Range of blue wooden wall and base units with complimentary work surfaces, integrated electric oven and hob, chrome inset sink and drainer unit, rear aspect double glazed window, door leading to:

UTILITY

13'5" x 9'1" (4.11 x 2.79)



Range of white wooden units, plumbing for washing machine, tiled flooring, door to:

DOWNSTAIRS WC



Comprising of W.C + sink, double glazed window.

ENTRANCE PORCH & CONSERVATORY

19'11" x 14'4" (6.09 x 4.39)



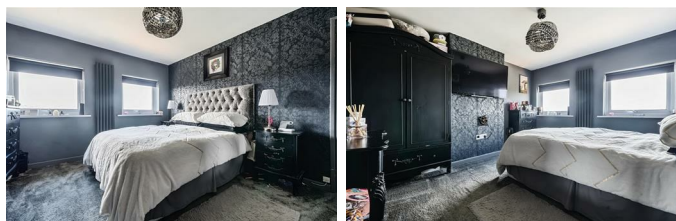
Light and spacious conservatory accessible via entrance porch, tiled flooring, decorative double glazed windows, door leading to garden.

FIRST FLOOR LANDING

Loft hatch with fitted ladder.

BEDROOM ONE

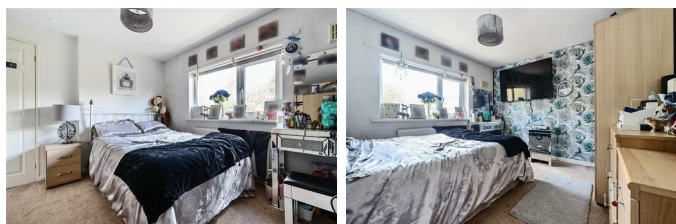
12'11" x 11'1" (3.96 x 3.38)



Two double glazed windows, modern grey radiator, double in size.

BEDROOM TWO

10'5" x 10'2" (3.20 x 3.12)



Double glazed window, radiator, double in size.

BEDROOM THREE

9'8" x 7'8" (2.97 x 2.36)



Double glazed window, radiator, single in size.

BATHROOM

8'0" x 5'4" (2.46 x 1.65)



Three piece suite comprising of Bath with overhead shower, sink inset within unit and W.C. Egyptian decorative wall tiling.

EXTERNALLY



Externally, there are multiple areas wrapping around from the front of the property to the rear. The paved and shillied areas provide ample seating space with decorative mature shrubs and planters surrounding. This is a great space for entertaining and has been used in such a way by the current owners.

DIRECTIONS

Follow the A595 Loop Road South towards Egremont. Proceed over the roundabout onto Egremont Road taking the first right onto Meadow Road. Take the next right onto Pillar Road, then then next right turning onto Steeple Close. The property can be located at the end of the cul-de-sac displaying a Grisdales for sale board.

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 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

Grisdals are proud to partner with The Right Advice Cumbria (Gary Pollard), a team of local expert advisers with years of

experience in the financial services industry. Whether you are purchasing your first home, moving to a new home, re-mortgaging, or investing in property, our dedicated team is here to guide you to the perfect solution tailored to your needs.

By working with us, you will benefit from access to multiple lenders, competitive rates, and a dedicated service aimed at saving you time, effort, and money. To find out more about how we can assist you, just call your nearest Grisdals office.

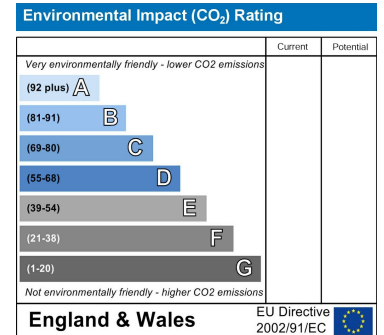
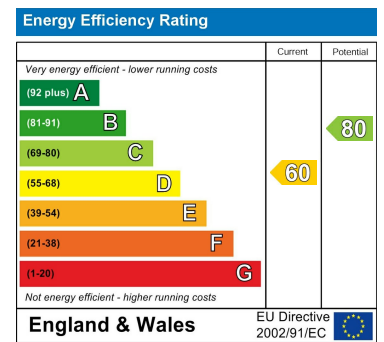
Your home or property may be repossessed if you do not keep up repayments on your mortgage. You may be charged a fee for mortgage advice. The precise amount will depend on your circumstances, but we estimate it will be £495.

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.