



GRISDALES

PROPERTY SERVICES



11 Mill Street, Whitehaven, CA28 7QS

£85,000

ONLINE VIEWING AVAILABLE

Fancy living in the heart of the town, just a stones throw away from the historic harbour area, shops, restaurants and so much more? Then look no further! With two double bedrooms, light and airy living room, spacious kitchen and recently fitted shower room this really is a perfect home at an affordable price! 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.

ENTRANCE



Via uPVC part glazed front door, leading into:

SMALL HALLWAY

With wooden panelled door, leading to:

LOUNGE

14'0" x 13'1" (4.29 x 3.99)



Front aspect double glazed window, radiator, gas fire, TV point, telephone point. Stairs to first floor and door to:

KITCHEN

12'9" x 11'1" (3.91 x 3.40)



Range of white wooden wall and base units with complementary work surfaces, cupboard housing a Vaillant boiler, understairs storage space, black sink and drainer unit, tiled flooring, large pull-out pantry style cupboard, wooden ceiling panelling, wooden part glazed door to rear external.

FIRST FLOOR LANDING

Open cupboard storage space, doors to:

BEDROOM ONE

14'0" x 13'3" (4.29 x 4.04)



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

BEDROOM TWO

9'10" x 7'10" (3.02 x 2.39)



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

BATHROOM



Recently fitted 12 months ago. Three piece suite comprising of walk-in shower with two shower heads, WC and sink; rear aspect frosted double glazed window, radiator, grey marble effect wall panelling, ceiling spotlights, white plastic ceiling panelling.

REAR EXTERNAL

8'0" x 6'2" (2.44 x 1.88)



Out building with plumbing for washing machine, electrics and light fitted. No 10 Mill Street has access through shared yard leading to side passage, allowing access back to the front of the properties.

DIRECTIONS

From Lowther Street, follow Irish Street turning left onto

Howgill Street. Continue along Howgill street onto Catherine Street. Mill Street can be found further along on the right 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 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.

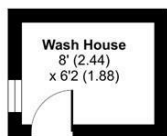
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

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

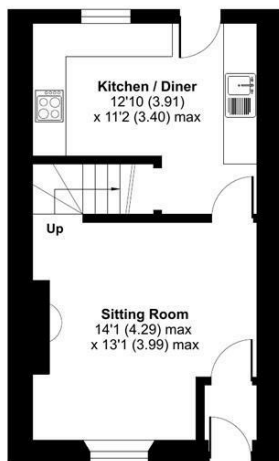
Floor Plan

Mill Street, Whitehaven, CA28

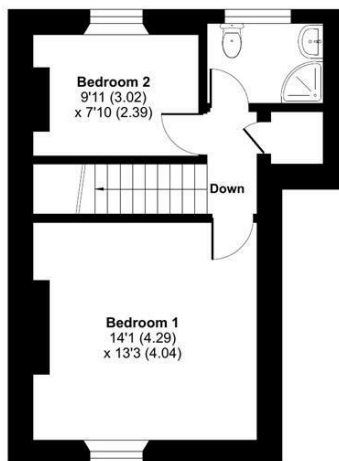
Approximate Area = 716 sq ft / 66.5 sq m
 Outbuilding = 49 sq ft / 4.5 sq m
 Total = 765 sq ft / 71 sq m
 For identification only - Not to scale



OUTBUILDING



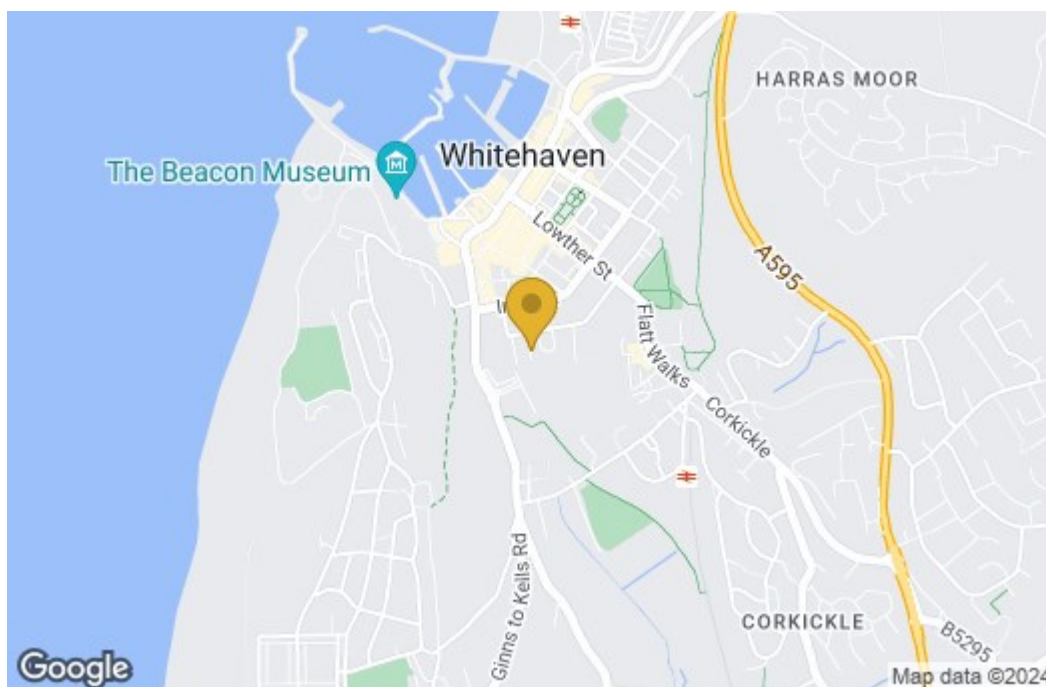
GROUND FLOOR



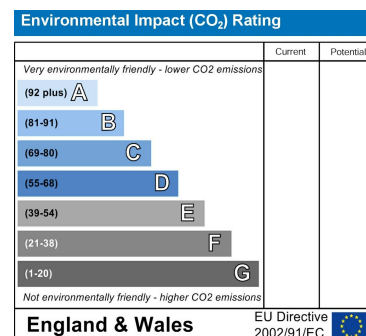
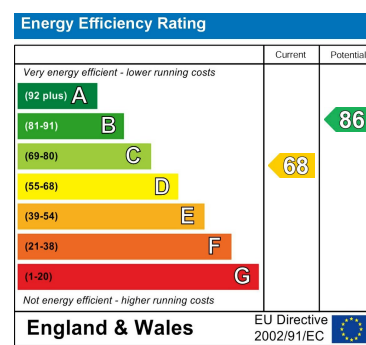
FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Gridsales. REF: 1112416.

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.