



# GRISDALES

PROPERTY SERVICES



## 13 Martindale Close, Whitehaven, CA28 8SL

**£105,000**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\*

This fabulous three bedroom terraced house in the popular residential area of Richmond Whitehaven is close to schools, the local hospital and links to the major employment centres in the area!

This property would be an ideal family home or a great investment for someone looking to boost a rental portfolio or begin their journey as a Landlord. With plenty of space internally offering three spacious bedrooms, bright and airy lounge Diner and well maintained kitchen / utility.

With added bonus of green lawn surrounding the front and rear of the property, be sure to be quick in getting in touch with us! For more information or to arrange a viewing please call 01946 693931.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://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, double glazing, mains water and drainage.

## ENTRANCE

Via uPVC part glazed door into:

## HALLWAY

With understair cupboard and door leading to:

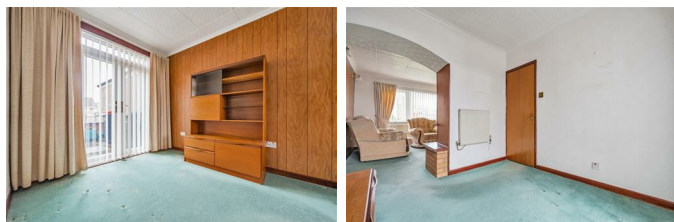
## LIVING ROOM

22'4" x 13'3" including dining (6.81 x 4.04 including dining)



Front aspect double glazed window, radiator, gas fire (currently isolated), wooden wall panelling, ceiling tiles, archway leading to:

## DINING ROOM



With patio doors leading out to rear external, radiator, wooden wall panelling.

## KITCHEN

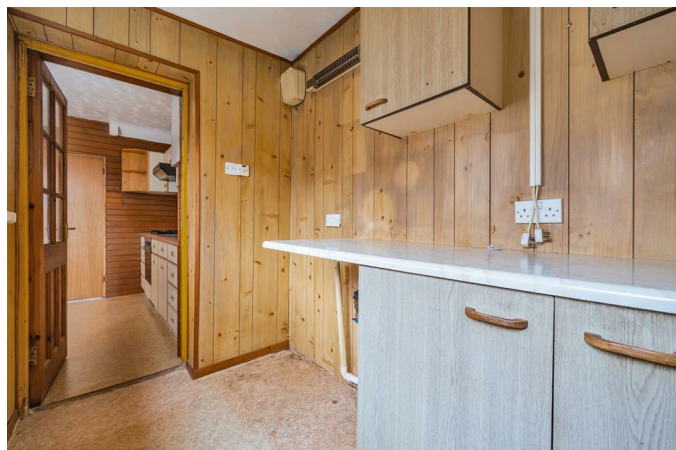
10'7" x 9'3" (3.25 x 2.84)



Range of cream wooden wall and base units with complementary work surfaces, rear aspect double glazed window, radiator, electric oven with extractor above, gas hob (currently isolated), wooden wall panelling, chrome sink unit, breakfast bar large enough for two breakfast stools. Kitchen can be accessed from hallway or dining room. Door leading to:

## UTILITY

8'0" x 4'11" (2.44 x 1.50)



Range of units, plumbing for washing machine, side aspect double glazed window, uPVC part glazed door to rear external, wooden wall panelling. Door leading to:

## CLOAKROOM



With WC and sink, rear aspect double glazed window.

## FIRST FLOOR LANDING

There is a cupboard housing the boiler and loft hatch. Doors leading to:

## BATHROOM



Three piece burgundy suite comprising of bath with overhead shower, WC and sink, rear aspect double glazed frosted window, radiator, ceiling tiles, pink floral wall tiling.

## BEDROOM ONE

12'11" x 12'4" (3.94 x 3.78)



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

## BEDROOM TWO

12'7" x 9'3" (3.84 x 2.84)



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

## BEDROOM THREE

9'1" x 8'7" (2.79 x 2.64)



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

## FRONT EXTERNAL



Communal grassed area with path leading to front door.

## REAR EXTERNAL



Patio area with steps leading to grassed lawn.

## DIRECTIONS

From Whitehaven town centre take a right at the traffic lights on Inkerman Terrace following Ribton Moorside to Hensingham Square. Leave the roundabout at the first exit follow the road to the next roundabout taking the second exit. Turn right onto Overend Road, then take a left onto Martindale Close. The property is located in the centre of the residential area 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 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**

Grisdales 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 Grisdales office.

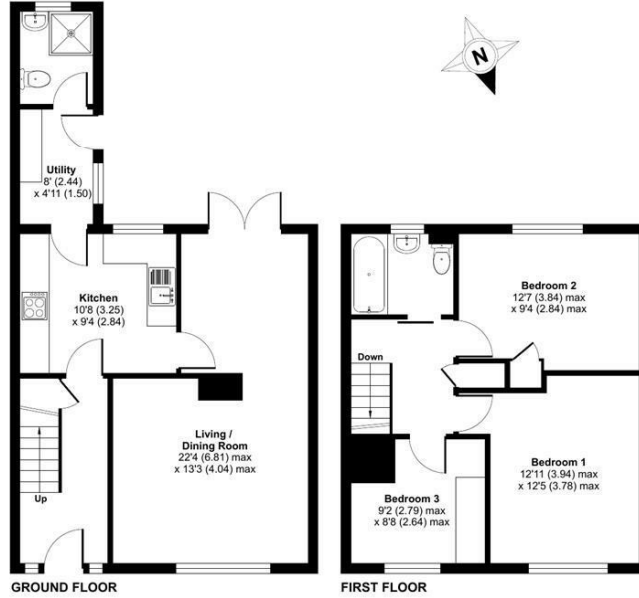
Your home or property may be repossessed if you do not keep up repayments on your mortgage. You may be charged a fee for mortgage advice. The precise amount will depend on your circumstances, but we estimate it will be £495.

## Floor Plan

### Martindale Close, Whitehaven, CA28

Approximate Area = 962 sq ft / 89.3 sq m

For identification only - Not to scale

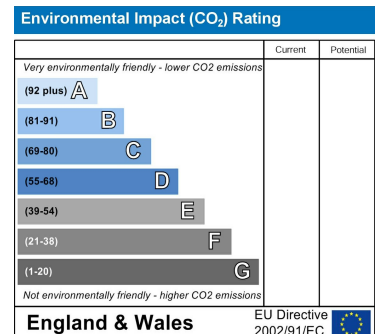
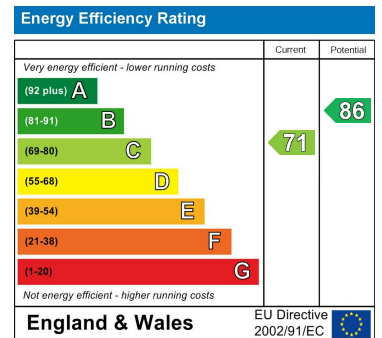


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024. Produced for Grisdales. REF: 1117152

## 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.