



# GRISDALES

PROPERTY SERVICES



## 42 The Green, Whitehaven, CA28 6BP

**£194,950**

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

Bringing to the market this large property on a very popular residential estate in Bransty it oozes curb appeal with pristine, dashed exterior, you won't be able to walk past without wanting to go inside!

With three double bedrooms there is plenty of space for families, accompanied by large open plan lounge diner perfect for entertaining! Externally there is off road parking for multiple vehicles accompanied by a well maintained garden offering an ideal place to sit back and relax in! Be quick and view early by calling 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, mains water and drainage and double glazing throughout.

### ENTRANCE

Via green composite front door, into:

### HALLWAY

With understair cupboard, radiator and stairs to first floor. Doors to:

### CLOAKROOM

6'10" x 5'2" (2.10 x 1.60)

With WC, sink and wall mounted boiler.

### LOUNGE/DINER

25'2" x 22'0" (7.69 x 6.72)



Dual aspect double glazed windows, two radiators, laminate flooring, TV and telephone points. Door leading to:

### KITCHEN

12'11" x 9'3" (3.94 x 2.84)



Range of modern sage green wall and base units with complementary work surfaces, integrated fridge/freezer and integrated dishwasher. Side aspect double glazed window, radiator, part glazed uPVC door leading to rear external.

### FIRST FLOOR LANDING

Two storage cupboards. Doors leading to:

## BATHROOM

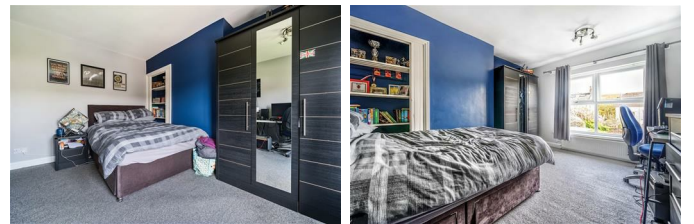
8'2" x 6'1" (2.51 x 1.87)



Four piece suite comprising of WC, sink, Walk in shower (with PVC panels covering walls), bath with central tap and modern grey wall tiles surrounding, side aspect double glazed window, radiator.

## BEDROOM ONE

12'10" x 10'0" (3.93 x 3.05)



Double in size, radiator, rear aspect window, integrated storage shelving.

## BEDROOM TWO

11'8" x 8'5" (3.58 x 2.57)



Double in size, radiator, front aspect double glazed window.

## BEDROOM THREE

11'8" x 6'3" (3.57 x 1.92)



Small double, radiator, rear aspect window.

## FRONT EXTERNAL



Gated access to path leading to front door and side of the property. Grassed lawn accompanying.

## REAR EXTERNAL



Driveway measuring approximately 40ft. Accompanied by grass lawned area with decking.

## GARAGE

Used by the current owner as large shed/storage area. Would need garage door refitted to gain access with vehicle.

## DIRECTIONS

From Whitehaven, take the road towards the railway station, pass the turning and take the next left up to Bransty Road and take the right hand turn onto Crosfield Road. At the next junction take the left onto the Green.

## 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 works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the

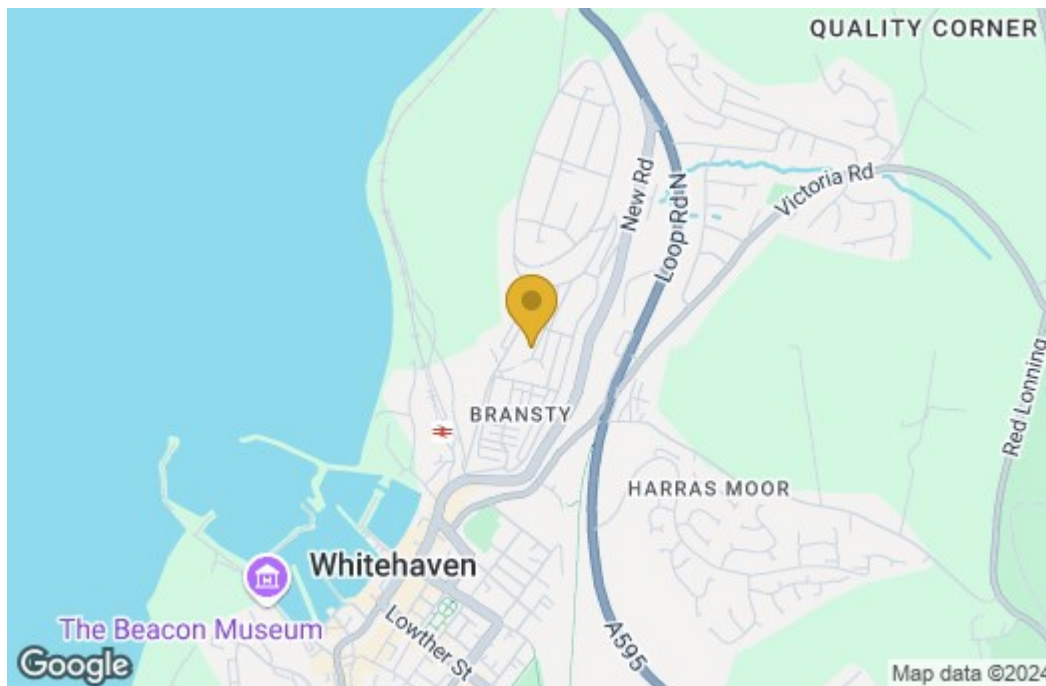
UK.

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. To find out more about how we can assist you, just call your nearest Grisdales office.

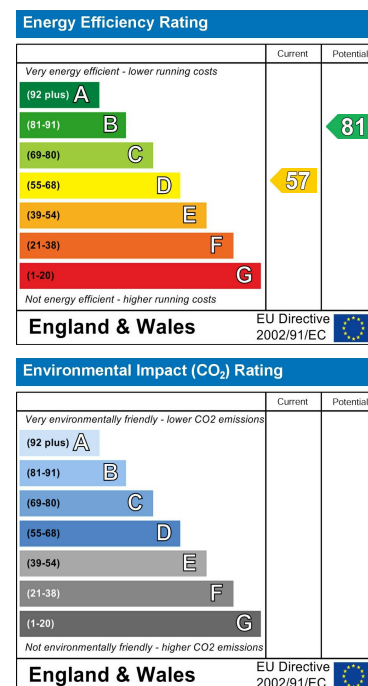
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.