



# GRISDALES

PROPERTY SERVICES



**21 Patterdale Avenue, Whitehaven, CA28 8RU**

**£160,000**

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

This Semi Detached House has been a much loved family home for many years and is tastefully decorated throughout, offering three generous sized bedrooms, modern bathroom, great sized kitchen, dining room boasting double doors to the sunny rear garden and light and airy lounge - To the rear of the property is the option for off road parking, what more could you need? This could also be a fabulous rental investment, the current Owners rent the property for £900pcm. Perfectly located for easy access to nearby shops, supermarkets and reputable Schools alongside close to the A595 for those working commutes.

Helping you find your perfect new home...

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

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## THING YOU NEED TO KNOW

The property benefits from gas central heating, double glazing, mains water and drainage.

The property is currently tenanted, the Owners will be decorating internally and carrying out work on the front outside wall.

The hot tub will be included in the sale of the property.

## ENTRANCE HALL

uPVC double glazed front door, double glazed window, stairs to first floor, radiator, under stairs storage and doors to:

## LOUNGE

12'8" x 12'3" (3.88 x 3.75)



Front facing double glazed window and radiator

## KITCHEN

9'6" x 9'2" (2.91 x 2.81)



Range of wall and base units with complimentary work surfaces and white tiled surrounds, Belling oven with 4 ring gas hob and stainless steel extractor hood over, double glazed window, double glazed door to rear, TV Point and archway to:

## DINING ROOM

9'3" x 9'1" (2.82 x 2.79)



Double glazed patio doors to garden and radiator

## BACK FROM ENTRANCE HALL

STAIRS LEAD TO:

## FIRST FLOOR LANDING

Airing cupboard, double glazed window and doors to:

## BATHROOM

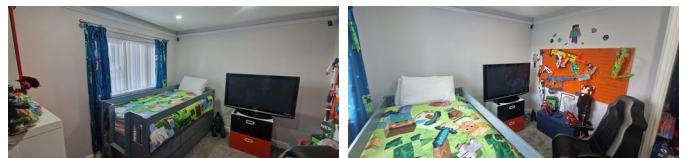
7'4" x 5'4" (2.26 x 1.63)



Stylish three piece suite comprising of a bath with mixer tap and shower head alongside shower over, W.C, wash hand basin, ladder style radiator, vanity mirror, 2 frosted double glazed windows and fully tiled walls and flooring.

## BEDROOM ONE

12'5" x 9'3" (3.81 x 2.84)



Double bedroom with rear aspect double glazed window and radiator.

## BEDROOM TWO

12'11" x 12'6" max (3.94 x 3.82 max)



Double bedroom with front aspect double glazed window and radiator.

## BEDROOM THREE

8'4" x 7'11" (2.56 x 2.42)



Single bedroom with front aspect double glazed window and radiator.

## EXTERNALLY



There is a large rear, enclosed garden mainly laid to lawn and the option for off road parking at the rear via double gates. There is a low maintenance front garden and access via the side passageway to the rear.

## COUNCIL TAX

We have been advised by Cumberland Council that this property is placed in Tax Band A

## DIRECTIONS

From Whitehaven town centre, head north-east on Strand St towards Lowther St. Continue to follow Strand St and turn right onto Duke St.

Continue straight to stay on Duke St and turn right onto Scotch St. Turn left onto Lowther St and continue to follow A5094. Turn right onto Hensingham Byp/A595, then turn left onto Ribton Moorside. At the roundabout, take the 1st exit onto Main St. At the 2nd roundabout, take the 2nd exit onto Cleator Moor Rd. Turn right onto Overend Rd and then right onto Patterdale Ave.

## 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.

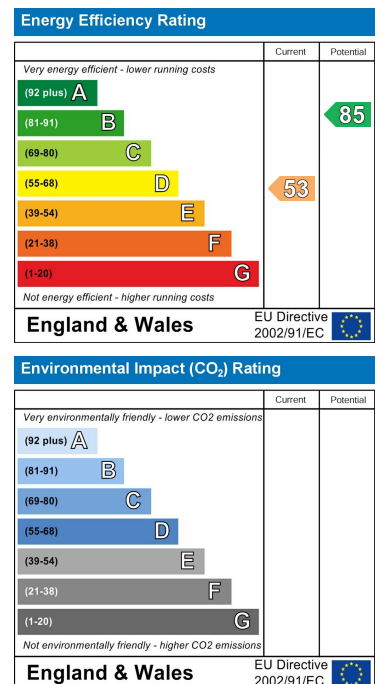
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.