



GRISDALES

PROPERTY SERVICES



18 Rowntree Crescent, Whitehaven, CA28 8XE

£165,000

ONLINE VIEWING AVAILABLE

From the moment you enter this property you will be able to appreciate the quality of accommodation on offer. With its light airy rooms and neutral decor this beautifully presented house could be your perfect next home. The property is situated in a desirable residential estate in the small village of Moresby, just a short distance away from the harbour town of Whitehaven and all the amenities it has to offer. It offers three bedrooms, a conservatory and an enclosed garden to the rear. Please contact us on 01946 693931 to avoid missing out on this gem of a property.

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 Main water and drainage, mains gas and double glazing throughout.

ENTRANCE HALL

Double glazed window, double glazed door radiator, telephone point, understairs cupboard.

KITCHEN

10'4" x 9'11" (3.15 x 3.02)



Double glazed window, range of white wooden wall and base units, Belfast sink, stainless steel fridge freezer, stainless steel four ring gas hob, stainless steel integrated electric oven, stainless steel extractor, radiator, tiled floor.

LOUNGE/DINER

16'3" x 13'6" (4.95 x 4.11)



Electric fire, double glazed window, double glazed door leading to conservatory, TV point, telephone point.

CONSERVATORY

12'1" x 9'0" (3.68 x 2.74)



UPVC double glazed, radiator, double glazed door leading to garden.

STAIRCASE & LANDING

Loft access, storage cupboard.

BEDROOM ONE

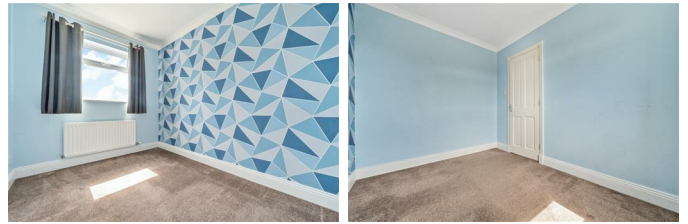
7'6" x 7'5" (2.29 x 2.26)



Single in size. Double glazed window, radiator.

BEDROOM TWO

14'1" x 10'3" (4.29 x 3.12)



Double in size. Double glazed window, radiator, TV point.

BEDROOM THREE

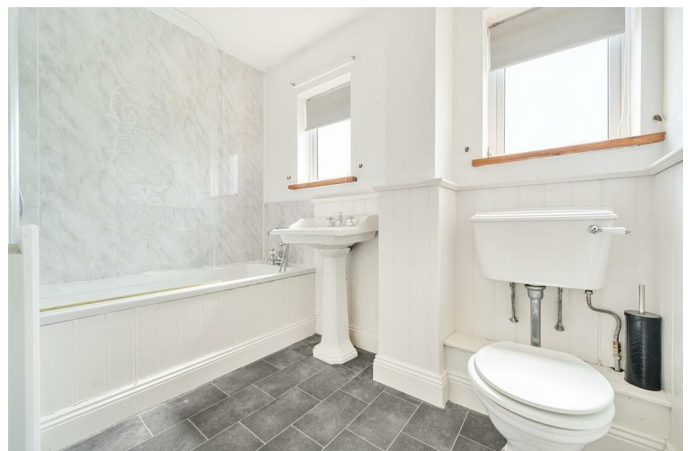
10'2" x 7'5" (3.10 x 2.26)



Single in size. Double glazed window, radiator.

BATHROOM

8'7" x 5'6" (2.62 x 1.68)



Two double glazed windows, bath with overhead shower, radiator, wash hand basin, W.C.

EXTERNALLY



Garage, driveway and garden to the front of the property, enclosed garden and decking to the rear.

DIRECTIONS

From Whitehaven take the B5295 towards Cleator Moor. At Hensingham mini roundabout take the first left going up the hill towards the Fire Station. At the next mini roundabout take the first exit travelling passed St Benedict's school and head towards the next roundabout. Take the second exit heading towards Moresby Parks. Continue into the village passed the Post Office on right hand side. Take the first left onto Parkfields Road then the first left onto Rowntree Crescent. The property can be found further down this road on the left hand side identifiable by a Grisdales for sale sign.

COUNCIL TAX

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

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

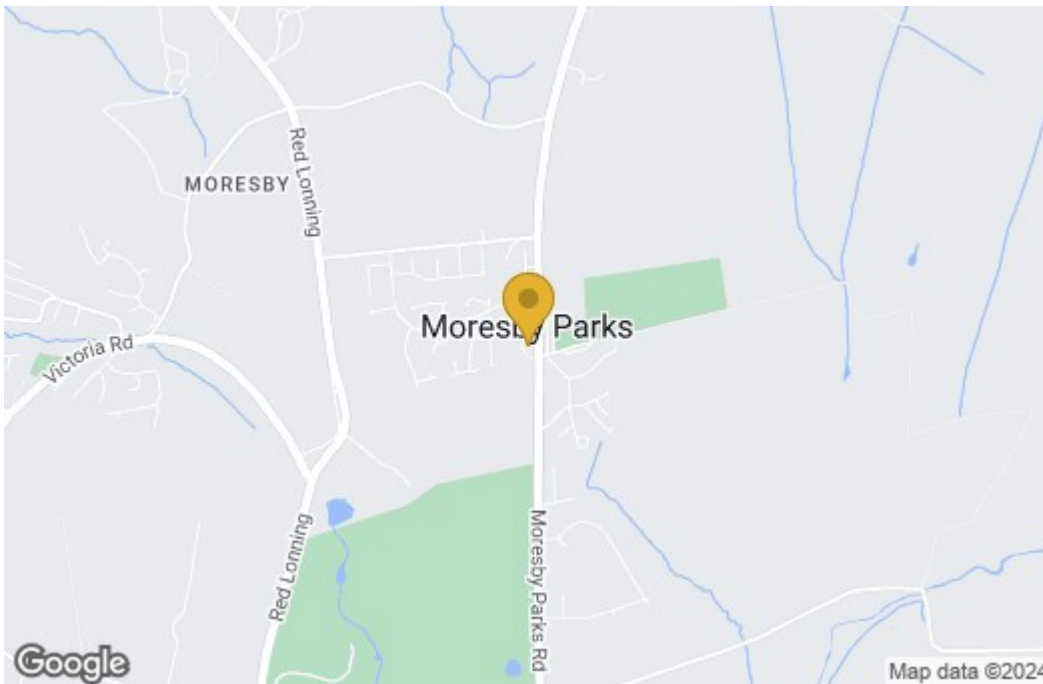
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

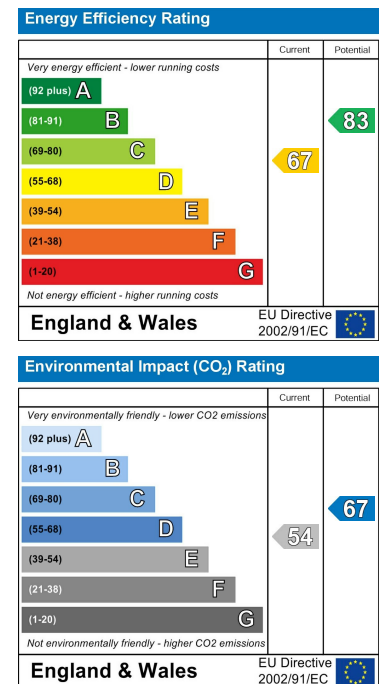
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.