



# GRISDALES

PROPERTY SERVICES



**39 North Row, Whitehaven, CA28 9AT**

**£84,950**

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

A good sized three bedroom mid terrace property close the sea! Situated on Kells, handy placed for easy access to local shops, schools and local employment links. The property benefits from a generous amount of living space comprising of a good size lounge with double doors opening onto the kitchen/ dining room and ground floor modern bathroom. Two double bedrooms are accompanied by a third smaller room to the first floor. To arrange your viewing today, simply give us a call on 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](mailto:whitehaven@grisdales.co.uk)

## ENTRANCE HALL

Entrance is via, uPVC double glazed door. Stairs to first floor and door to:

## LOUNGE

14'3" x 11'5" (4.36 x 3.49)



Front aspect double glazed window, radiator, electric wall mounted fire, inbuilt storage space and double doors to:

## KITCHEN / DINING ROOM

17'5" x 14'11" (5.32 x 4.57)



A range of wall and base units with complimentary work surfaces and fully tiled walls surrounding, Inset sink unit, integral over, hob with extractor hood over, washing machine, under counter fridge, under counter freezer, rear aspect double glazed door, uPVC double glazed door to rear garden, radiator, storage cupboard and door to:

## BATHROOM

8'3" x 5'8" (2.53 x 1.74)



A contemporary three piece suite comprising of a bath with shower over, W.C, wash hand basin, ladder style radiator, fully tiled walls and floor and double glazed frosted glass window.

## STAIRS TO FIRST FLOOR

Doors to:

## BEDROOM ONE

11'5" x 9'3" (3.49 x 2.82)



Double bedroom with front aspect double glazed window, large storage cupboard, feature fireplace and radiator

## BEDROOM TWO

12'2" x 7'11" (3.73 x 2.42)



Double bedroom with rear aspect double glazed window, storage cupboard and radiator. This room houses the gas central heating boiler.

## BEDROOM THREE

8'8" x 6'6" (2.65 x 1.99)



Single bedroom with rear aspect double glazed window and radiator

## EXTERNALLY



Parking is by way of on street. To the rear of the property there is an enclosed paved yard area.

## GARAGE



In regards to the garage, the location is known as Plot 29 Mid St and is on a leased portion of land which is £80 + VAT per annum, taking it to £96.00 per annum. This is paid yearly.

## FACILITIES

The property is heated via gas central heating with an additional electric fire in the lounge.

## DIRECTIONS

From Whitehaven town centre, travel along the one way system round to Scotch Street by the Police Station and take the middle lane and continue straight ahead at the traffic lights onto Irish Street. At the bottom of this road get into the right lane and turn right on the mini roundabout then take an immediate left heading up Albion Street/ Rosemary Lane onto High Road. Continue along High Road to the top of the hill then turn right onto North Row. The property can be found towards the bottom of the road on the left 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 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.

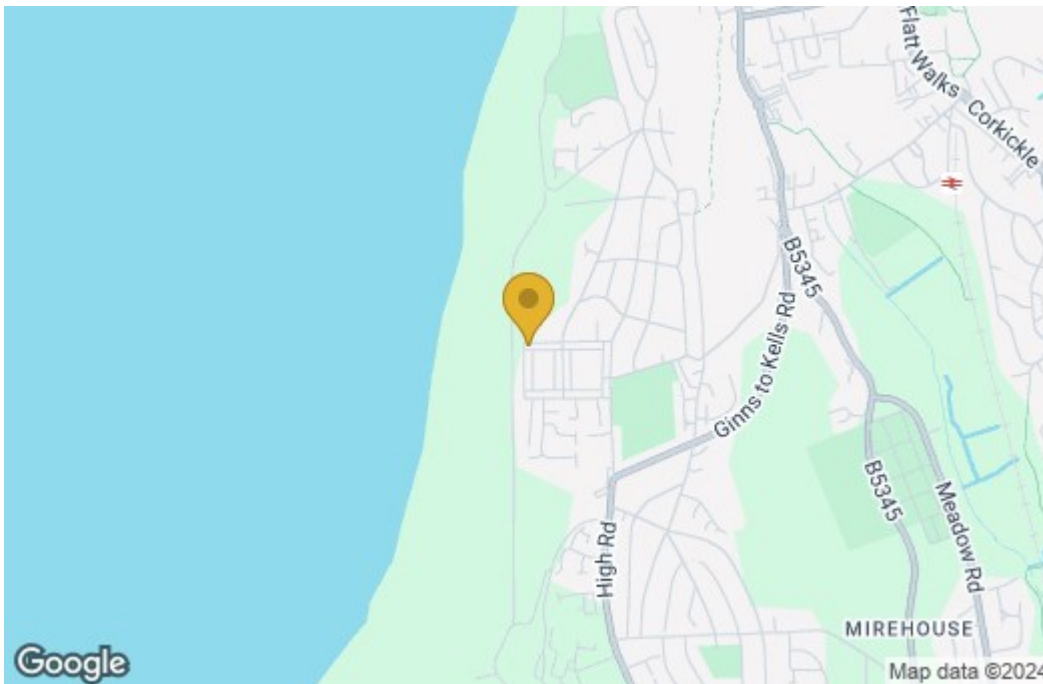
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let

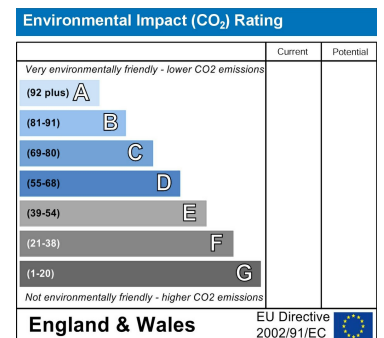
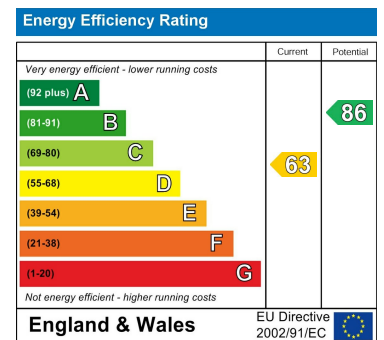
Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.