



# GRISDALES

PROPERTY SERVICES



## 29 Lingmell Close, Whitehaven, CA28 9RT

**£120,000**

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

This recently decorated, well presented 3 bed terraced property, appeals to the wider audience including families, couples and investors. This home has been well looked after by both owner and recently tenants and offers a generous amount of internal and external space at an affordable price, making it a popular property in today's market. Situated within easy commute to all the local amenities, this property won't be around for long. To arrange a viewing, call us today 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)

## THINGS YOU NEED TO KNOW

The property benefits from Gas central heating, mains electric, mains water and drainage and double glazing throughout.

### ENTRANCE

Via uPVC front door into:

### HALLWAY

Door leading to:

### KITCHEN/DINER

18'2" x 12'9" (5.54 x 3.89)



Range of wooden wall and base units with complementary worksurfaces, integrated gas hob and electric oven with chrome extractor fan above, white inset sink unit, fridge/freezer, integrated tumble dryer, integrated washing machine, laminate flooring, rear aspect double glazed window, radiator, patio doors leading to external.

### LOUNGE

18'2" x 14'0" (5.54 x 4.27)



Front aspect double glazed window, electric fire, radiator, patio doors leading to external.

### FIRST FLOOR LANDING

Window, loft hatch.

### BEDROOM ONE

12'4" x 9'10" (3.78 x 3.00)



Front aspect double glazed window, radiator, double in size, two built-in storage cupboards.

### BEDROOM TWO

10'11" x 10'0" (3.35 x 3.05)



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

### BEDROOM THREE

7'10" x 7'10" (2.41 x 2.41)



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

### BATHROOM



Three piece suite comprising of bath with overhead shower, WC and sink. Beige wall tiling, chrome ladder style radiator, rear aspect frosted window.

## FRONT EXTERNAL



Steps to the front of the property with low maintenance shillied garden.

## REAR EXTERNAL



Comprising of decking area plus grassed lawn.

## DIRECTIONS

From Whitehaven, follow the B5345 along St Bees Road, turn left onto Mirehouse Road, turn left onto Skiddaw Road and immediately left onto Borrowdale Road. Follow the road round, and turn left onto Lingmell Close.

## 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.

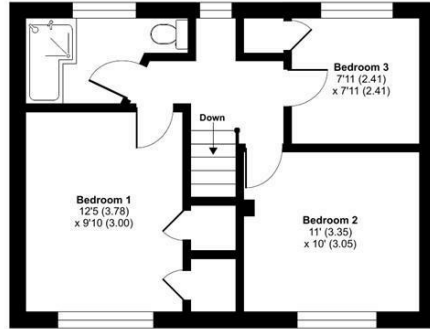
By working with us, you will benefit from access to multiple lenders, competitive rates, and a dedicated service aimed at saving you time, effort, and money. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

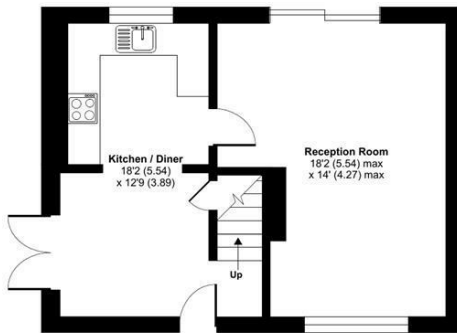
Floor Plan

Lingmell Close, Whitehaven, CA28

Approximate Area = 856 sq ft / 79.5 sq m  
For identification only - Not to scale



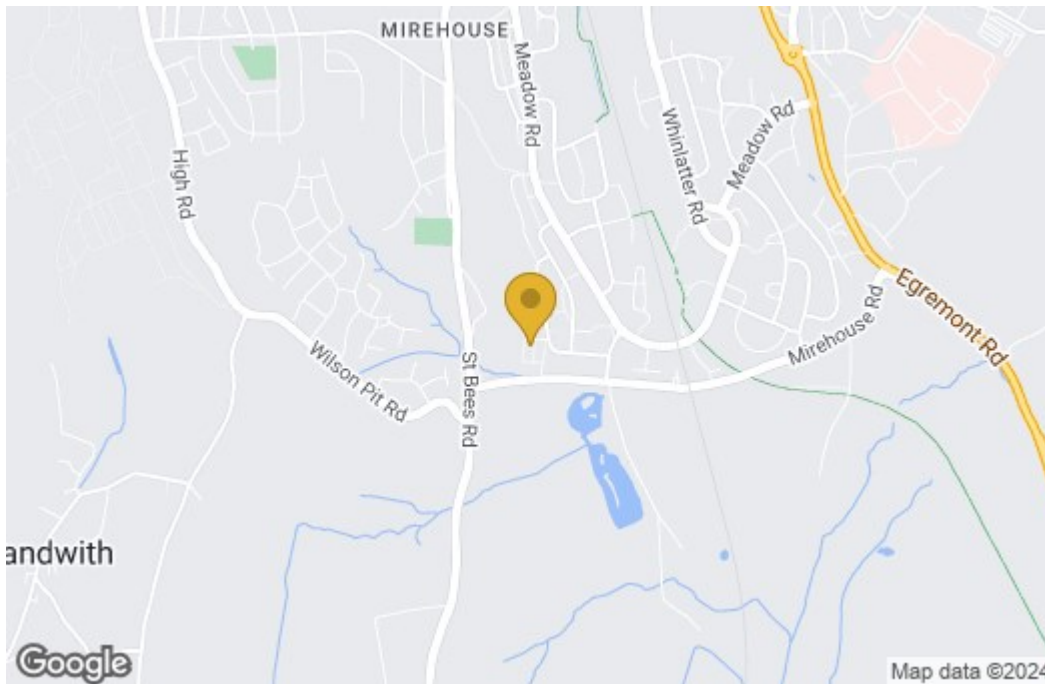
FIRST FLOOR



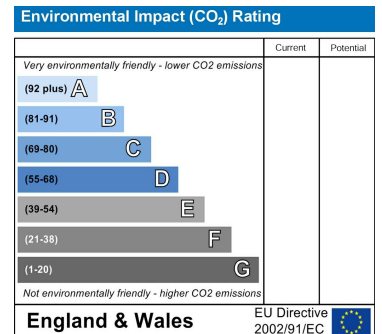
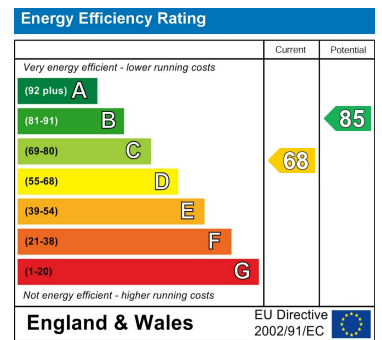
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Gridsales. REF: 1149890

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.