



GRISDALES

PROPERTY SERVICES



3 Oakbank, Whitehaven, CA28 6HY

£285,000

ONLINE VIEWING AVAILABLE This absolutely stunning Grade II Listed, Victorian Family Home boasts amazing period features, with original wooden floors, high ceilings, original fireplaces.. the list is endless! If generous room sizes are something you are looking for, look no further, you're going to love this one, with two reception rooms, utility room, five bedrooms, basement level entertaining kitchen, family bathroom, en suite, need I go on?

The external compliments the inside perfectly with an incredibly long garden, one of the greenest parts of the town, with an enclosed rear yard, all within walking distance of the centre, shops and schools, making it the perfect balance for the growing family. This is sure to be a popular one, call us today on 01946 693931 to be one the first to view!

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

The property benefits from Gas central heating, mains water and drainage.

The property is Grade II listed.

ENTRANCE

Via large wooden door, accessed via stone steps, into:

HALLWAY

Radiator, stairs to first floor, doors leading to:

LOUNGE

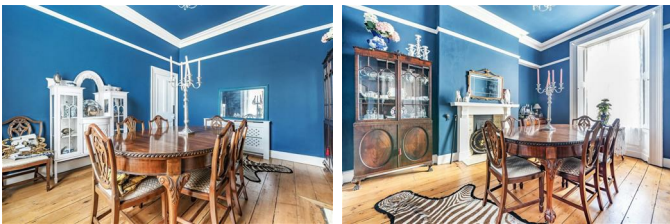
16'8" x 14'7" (5.09 x 4.46)



Large front aspect single glazed sash windows, original wood flooring, radiator, gas fire, traditional decorative coving and ceiling rose displaying grand chandelier.

DINING ROOM

15'0" x 12'1" (4.58 x 3.70)



Rear aspect single glazed sash windows with shutters, original wooden flooring, decorative fireplace and hearth, radiator; similar to lounge with decorative coving and ceiling rose with chandelier. Door leading to:

INNER HALLWAY

With wooden door allowing access to rear of the property. Door leading to:

CLOAKROOM

7'4" x 5'11" (2.24 x 1.82)

Side aspect frosted single glazed sash window, WC, sink, plumbing for washing machine, cupboard housing Baxi wall mounted boiler, white wall tiling.

BASEMENT LEVEL

Stairs to basement level.

HALLWAY

Large storage cupboard and doors leading to:

OPEN PLAN LOUNGE/KITCHEN/DINER

35'2" x 13'0" (10.74 x 3.97)



Front and rear single glazed sash windows, laminate flooring to lounge area, vinyl flooring in kitchen, TV points, coal fire, range of blue wooden base units with complementary work surfaces, chrome inset sink and drainer unit, white wall tiling, double stove with gas hob top, pantry cupboard.

FIRST FLOOR SPLIT LEVEL LANDING

BATHROOM

9'4" x 7'3" (2.85 x 2.23)



Four piece suite comprising of freestanding roll top bath with shower head, walk-in shower, WC, sink. Light grey floor tiling, white decorative wall tiling, side and rear aspect single sash windows, radiator.

FIRST FLOOR SPLIT LEVEL LANDING TWO

With large storage cupboard, loft hatch and large single glazed arched window.

BEDROOM ONE

18'7" x 16'9" (5.67 x 5.12)



Two front aspect single glazed sash windows, large double in size, radiator, decorative fireplace, original wood flooring, ceiling rose with grand chandelier.

BEDROOM TWO

15'0" x 12'1" (4.58 x 3.69)



Rear aspect single glazed sash window, large double in size, radiator, original wood flooring, decorative fireplace.

BEDROOM THREE

14'10" x 11'6" (4.54 x 3.53)



Rear aspect single glazed sash window, double in size, decorative fireplace and hearth, radiator.

EN SUITE

8'7" x 3'3" (2.64 x 1.01)



Three piece suite comprising of WC, sink, walk-in shower, uPVC marble effect wall panelling.

BEDROOM FOUR

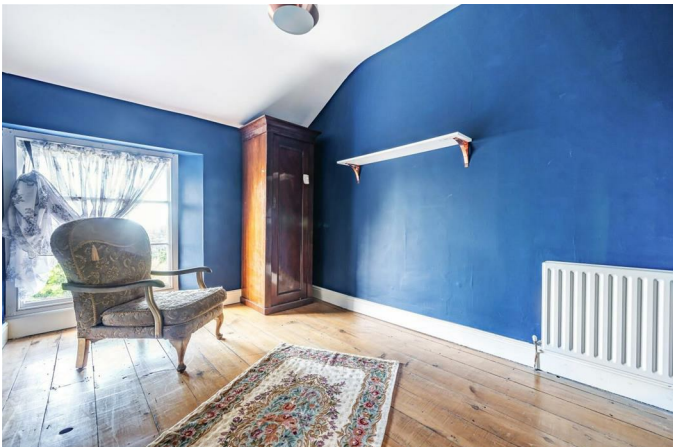
16'8" x 9'10" (5.09 x 3.01)



Front aspect single glazed sash window, original wood flooring, radiator, double in size.

BEDROOM FIVE

13'0" x 8'4" (3.98 x 2.56)



Front aspect single glazed sash window, radiator, single in size.

REAR EXTERNAL



Small yard area with gated access to public road.

FRONT EXTERNAL



Directly opposite the property there is a private garden comprising of grassed lawn, decorative trees and shrubbery and composite decking providing a great space for entertaining.

DIRECTIONS

The property is best approached from Whitehaven Town Centre via Wellington Row. Continue along Solway View and at the bridge, bear left. Oakbank is found a short distance along on the left hand side.

COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) that this property is placed in Tax Band C.

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

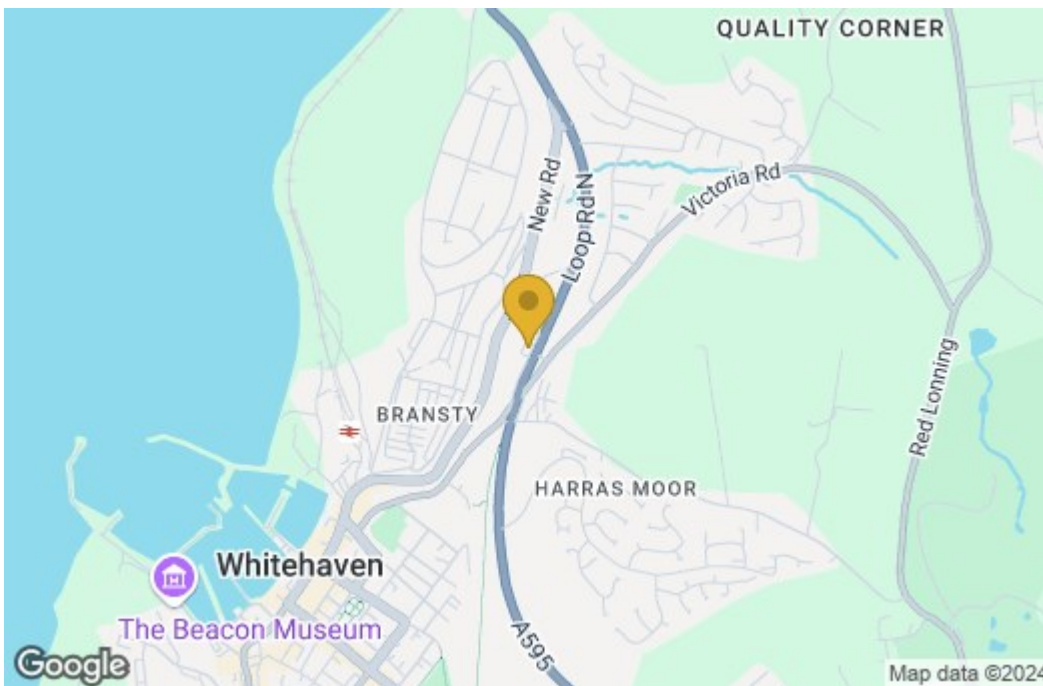
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

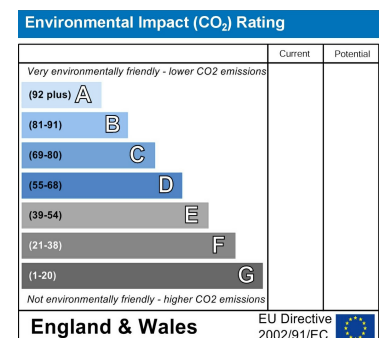
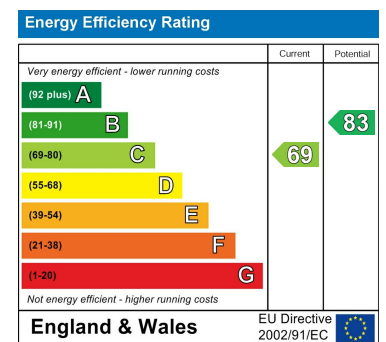
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.