



GRISDALES

PROPERTY SERVICES



3 Granville Close, Whitehaven, CA28 6UN

£185,000

ONLINE VIEWING AVAILABLE This hidden gem is so much more than first meets the eye!

Tucked away on an AMAZING corner plot in a quiet cul de sac position, this three bedroom family home could be superb with a little TLC! The accommodation includes a spacious open plan lounge diner which leads into a generously sized kitchen and utility space.. plus the added bonus of a ground floor shower room!, To the first floor there is three double bedrooms and a family bathroom.

Externally, there is a driveway and lawn to the front and a FAULOUS rear garden providing the WOW factor! An ideal space for relaxing, entertaining and even doing a spot of gardening using the outbuilding and workshop section of the double garage to assist. Properties like this don't hang around for long, don't delay call us on 01946 693931 to arrange a viewing today.

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

Gas central heating and double glazing.

ENTRANCE

Via uPVC part glazed door into:

HALLWAY

Wooden wall panelling, radiator, stairs to first floor, understair cupboard. Doors to:

LOUNGE

14'9" x 12'2" (4.50 x 3.73)



Front aspect double glazed window, radiator, gas fire (not working), wooden wall panelling. Archway leading to:

DINING ROOM

8'5" x 8'5" (2.59 x 2.59)



Rear aspect double glazed window, radiator, sliding door leading to:

KITCHEN

10'9" x 8'5" (3.28 x 2.59)



Range of cream and brown wooden wall and base units with wooden work surfaces. Integrated Siemens oven and grill, integrated gas hob with extractor fan over, chrome inset sink and drainer unit. Beige patterned wall tiling, wooden ceiling panels, radiator, rear aspect double glazed window, pantry cupboard. Door leading to:

UTILITY ROOM

10'0" x 6'9" (3.07 x 2.06)



Decorative wall and floor tiling, side and rear aspect double glazed window, uPVC part glazed door leading to rear external, radiator. Door leading to:

DOWNSTAIRS SHOWER ROOM



Three piece suite comprising of walk-in shower, brown WC and sink units. Side aspect frosted double glazed window, radiator, decorative wall and floor tiling, wall mounted vanity unit, wooden ceiling panelling.

FIRST FLOOR LANDING

Loft hatch (boarded and carpeted, ladder fitted), doors leading to:

BEDROOM ONE

12'0" x 11'10" (3.66 x 3.63)



Rear aspect double glazed window, radiator, fitted sliding door wardrobes, double in size.

BEDROOM TWO

11'5" x 10'9" (3.48 x 3.28)



Front aspect double glazed window, radiator, fitted wooden sliding door wardrobes, built-in cupboard, double in size.

BEDROOM THREE

8'7" x 7'1" (2.62 x 2.18)



Rear aspect double glazed window, radiator, single in size, fitted wooden wardrobe units.

BATHROOM



Three piece cream suite comprising of bath with shower tap, WC, sink, radiator, frosted front aspect double glazed window, decorative wall tiling, wooden wall ceiling panelling, built-in storage cupboard with shelving.

FRONT EXTERNAL



Driveway parking for one car alongside grassed lawned area.

GARAGE

29'7" x 9'3" (9.02 x 2.82)



Double in length with workshop area to the rear. Up and over door, uPVC part glazed side access door, side aspect double glazed window, lighting and electrics fitted.

REAR EXTERNAL



Substantial corner plot garden comprising of two sections offering grassed lawn, shillied and patio area alongside large wooden outbuilding located on wooden decking. Hedging around the garden allows privacy and an ideal space for relaxing and entertaining.

DIRECTIONS

From Whitehaven proceed up Inkerman Terrace to the traffic lights. Take a right-hand turn onto the A595 and keep in the left hand lane and bearing left up the hill towards Hensingham. At the mini roundabout take the first exit and follow the road up the hill and take the third left onto Thornton Road and then the first right onto Granville Close.

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 Grisdals, 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. Grisdals 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

Grisdals 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

Granville Close, Whitehaven, CA28

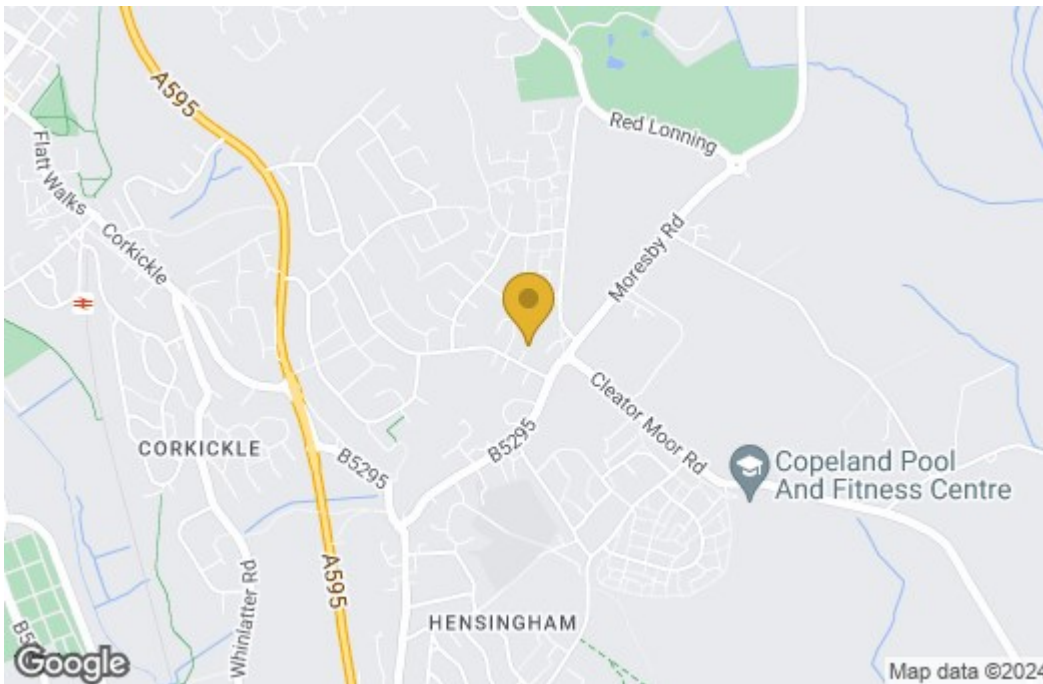
Approximate Area = 1060 sq ft / 98.5 sq m
 Garage = 276 sq ft / 25.6 sq m
 Total = 1336 sq ft / 124.1 sq m

For identification only - Not to scale

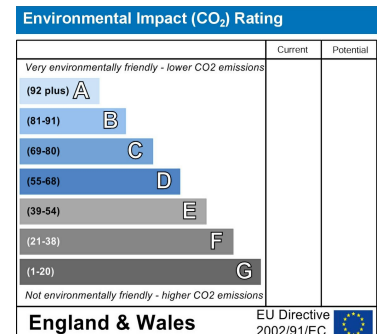
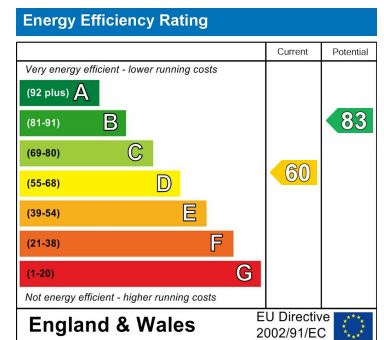


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grisdales. REF: 1152174

Area Map



Energy Efficiency Graph



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