



GRISDALES

PROPERTY SERVICES



11 Sneckyeat Road, Whitehaven, CA28 8PE

£135,000

ONLINE VIEWING AVAILABLE

If you're looking for an attractive property in a popular residential area then this super semi may be the one for you! This fantastic three bedroomed semi-detached house is centrally located in a fantastic residential area close to local amenities and the local hospital. It is neutrally decorated throughout and ready for someone to make this home their own. It also has the added bonus of off road parking and enclosed garden to the rear. For more information and to arrange a viewing please call 01946 693931.

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 and double glazing throughout. Probate is submitted for the sale of this property.

ENTRANCE

Via uPVC part glazed door into:

HALLWAY

Radiator, understairs cupboard with wall mounted Main boiler, stairs leading to first floor.

LOUNGE

11'6" x 10'5" (3.52 x 3.20)



Radiator, laminate flooring, bay front aspect double glazed windows.

RECEPTION ROOM TWO

11'8" x 11'2" (3.57 x 3.42)



Rear aspect double glazed window, radiator, laminate flooring.

KITCHEN

17'6" x 7'10" (5.34 x 2.40)



Range of wooden wall and base units with complementary work surfaces, inset chrome sink and drainer unit, chrome extractor hood, two radiators, two side and one rear aspect double glazed windows, plumbing for washing machine, grey tiled flooring, beige wall tiling, uPVC part glazed side door leading to external of property.

FIRST FLOOR LANDING

Side aspect double glazed window, door leading to:

BATHROOM



Three piece suite comprising of bath with overhead shower, W.C and sink. White wall tiling and grey floor tiling. Rear aspect frosted window.

BEDROOM ONE

13'7" x 9'4" (4.16 x 2.87)



Front aspect double glazed bay fronted window, double in size, radiator, wardrobe with sliding doors.

BEDROOM TWO

11'4" x 13'8" (3.47 x 4.18)



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

BEDROOM THREE

6'9" x 5'11" (2.07 x 1.81)



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

FRONT EXTERNAL



Driveway parking for multiple vehicles alongside grassed lawn.

REAR EXTERNAL



Mix of patio and lawn areas with shillied area housing garden shed.

DIRECTIONS

The property is best approached by leaving Whitehaven via Inkerman Terrace. Turn right at the traffic lights and keep in the left hand lane, turning up towards Hensingham. At the mini roundabout, take the second exit onto Egremont Road and then 2nd right onto Lincoln Road. Follow the road to the top and bear right onto Sneckyeat Road. Number 11 is a short distance on the left hand side.

COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) 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.

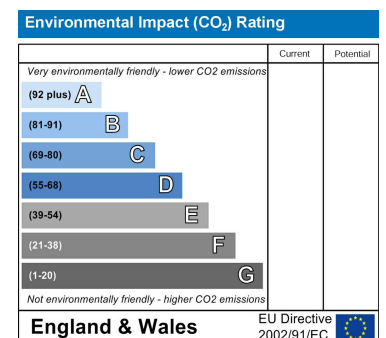
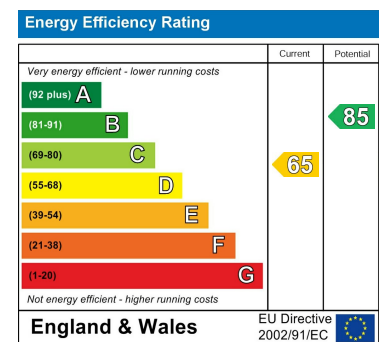
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.