



GRISDALES

PROPERTY SERVICES



9 Grisedale Close, Whitehaven, CA28 8DF

£160,000

Welcome to this charming semi-detached house located in the desirable area of Grisedale Close, Whitehaven. This property boasts a spacious layout with a large reception room, three cosy bedrooms, and a generous bathroom.

One of the highlights of this lovely home is the brand new kitchen installed in 2023 and the recently installed central heating system just three years ago.

Convenience is key with off-road parking and a garage, providing space for your vehicles and storage needs. The front and rear gardens offer a tranquil outdoor space, ideal for relaxing or hosting summer gatherings.

Don't miss the opportunity to make this house your home and enjoy the peaceful surroundings of Grisedale Close. Book a viewing today and envision the possibilities that this property has to offer!

Helping you find your perfect new home...

www.grisdales.co.uk

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: whitehaven@grisdales.co.uk

THINGS YOU NEED TO KNOW

The property is Freehold and offers mains gas, electric and water supplies.

ENTRANCE HALL

Spacious hallway with stairs to the first floor and doors to:

LIVING / DINING ROOM

23'5" x 12'7" (7.16 x 3.86)



Neutrally decorated with modern electric flame effect fire set in decorative surround, front aspect double glazed window, Rear double glazed patio doors, radiator.

KITCHEN

9'10" x 9'6" (3.00 x 2.90)



Superdec Kitchen fitted in 2023, like new. Modern range of wall and base units with complimentary worksurfaces and surrounds, inset sink unit, integral oven, hob and extractor hood, integral dishwasher, pantry and door to:

UTILITY ROOM

8'9" x 4'5" (2.67 x 1.35)



Handy space with plumbing and access to the ground floor W.C.

BACK FROM THE ENTRANCE HALL

Stairs lead to:

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

12'0" x 12'0" (3.66 x 3.66)



Double bedroom with rear aspect double glazed window, storage cupboard and radiator.

BEDROOM TWO

11'5" x 10'2" (3.48 x 3.12)



Double bedroom with front aspect double glazed window, fitted bedroom furniture, storage cupboard and radiator.

BEDROOM THREE

8'3" x 8'3" (2.54 x 2.54)



Single bedroom with front aspect double glazed window and radiator.

BATHROOM



White four piece suite comprising of a corner bath, shower cubicle, W.C and wash hand basin. Fully tiled walls, double glazed frosted glass window.

EXTERNAL - FRONT



Low maintenance pleasant garden, a perfect seating area. Access to the external storage/tool outhouses and shared access driveway to access the rear.

EXTERNAL REAR



Low maintenance rear patios, detached garage and off road parking.

COUNCIL TAX

We have been advised by Copeland Borough Council (01946) 852585 that this property is placed in Tax Band A

DIRECTIONS

From Whitehaven Town Centre, head north-east on Strand St/B5345 towards New Lowther St. Continue to follow Strand St. Turn right onto Duke St/A5094. Turn right onto Scotch St/A5094. Turn left onto Lowther St/A5094. Continue to follow A5094 and turn right onto Foxhouses Road, keep left which becomes Bleng Ave and then continue onto Whinlatter Rd and turn right onto Grisedale Cl. Once on Grisedale Close, keep left and the property can be found on the left hand side.

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.

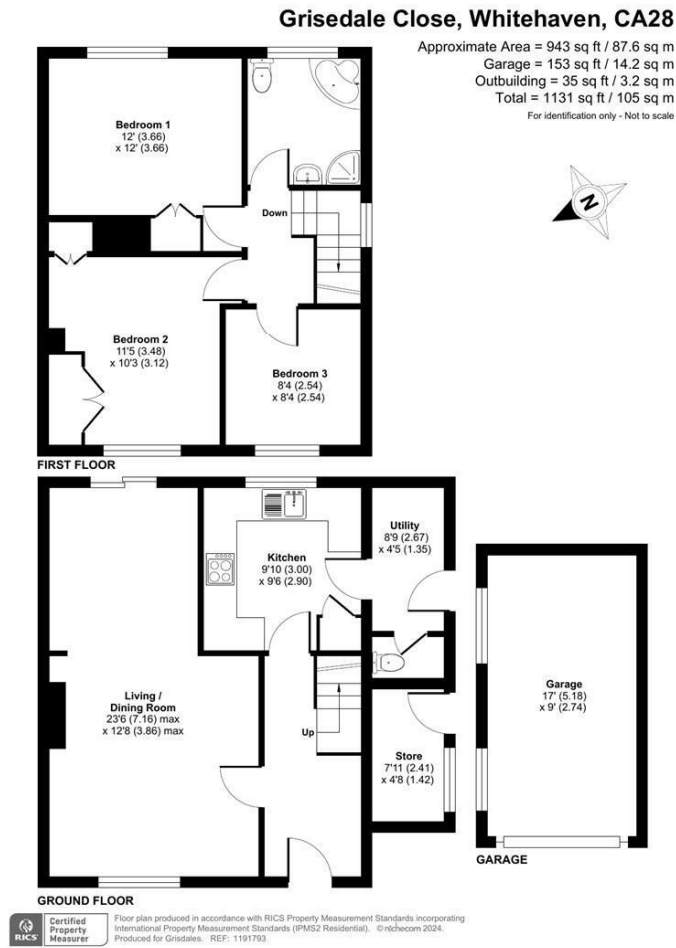
MORTGAGE ADVICE

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.

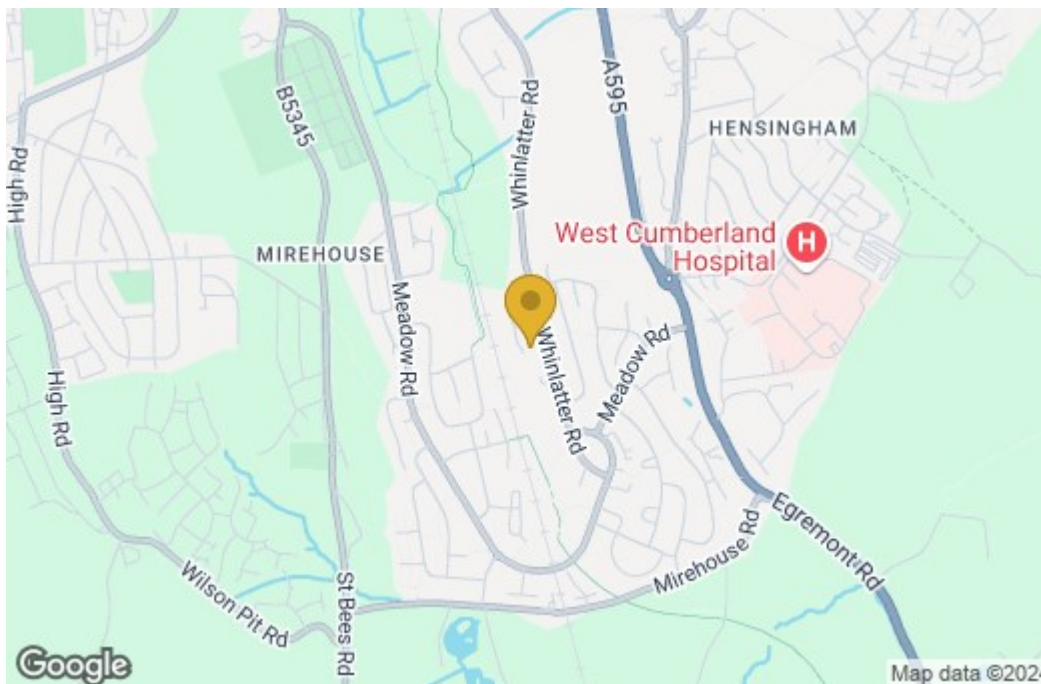
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdals office.

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.

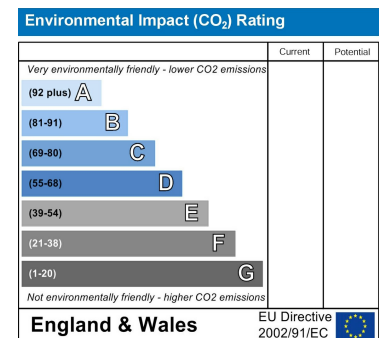
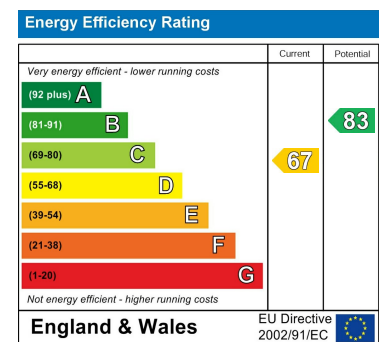
Floor Plan



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.