

## 6 Woodside Close, Whitehaven, CA28 6TU

**£229,950**

Welcome to this charming semi-detached house located in the desirable Woodside Close, Whitehaven. This property boasts a large open plan reception room, perfect for entertaining guests or simply relaxing with your family. With three spacious bedrooms, there is plenty of room for everyone to have their own space. The two bathrooms in this house provide convenience and comfort for the whole family, ensuring no more waiting in line during busy mornings. Parking is a breeze with space for two / three vehicles, along with off-road parking for added convenience.

Step outside to discover the private rear garden, a tranquil oasis where you can unwind after a long day or enjoy a morning coffee in peace. Whether you have a green thumb or simply enjoy al fresco dining, this garden offers endless possibilities for outdoor enjoyment. Don't miss the opportunity to make this lovely house your new home. Contact us today on 01946 693931 to arrange a viewing and envision the endless possibilities this property has to offer.



## ENTRANCE

The property is accessed via a part glazed UPVC front door into:

## HALLWAY

Radiator, Karndean flooring. Stairs to first floor. Door leads into:

## LOUNGE/DINER

24'2" x 13'5" (7.39 x 4.09)



Front aspect double glazed window. Radiator. Karndean flooring throughout. Sliding doors leading to the external. Door into:

## KITCHEN

10'0" x 9'8" (3.07 x 2.95)



A range of wood effect gloss wall and base units with complementary work services. Integrated double oven, integrated microwave, kidney shaped electric hob with extractor above, integrated dishwasher. Rear aspect double glazed window. Karndean flooring. Ceiling spotlights. Door leading to:

## INNER HALLWAY

Door leading to:

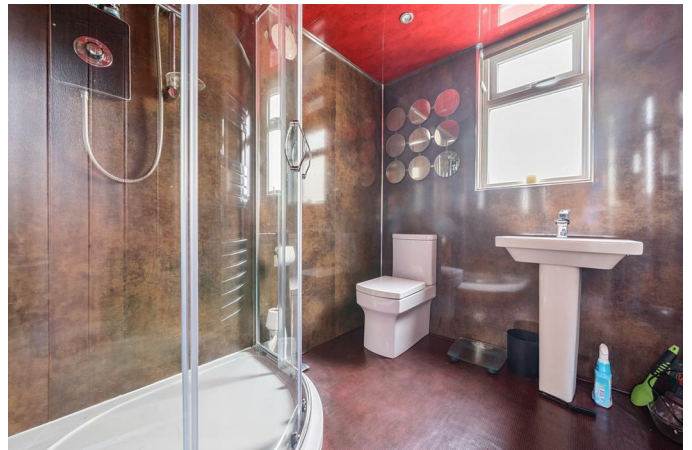
## WORKSHOP / GYM

20'0" x 10'7" (6.12 x 3.23)



Wall mounted baxi boiler. Plumbing, electrics, lighting. Sliding patio doors leading to front drive.

## DOWNSTAIRS SHOWER ROOM



3-piece suite comprising walk in shower, wash hand basin, WC. Side aspect frosted window. Red UPVC ceiling panels with spotlights. Chrome ladder style radiator. UPVC part glazed back door leading to:

## FIRST FLOOR LANDING

Storage cupboard. Loft hatch. Doors leading to:

## BATHROOM



3-piece suite comprising of bath, with overhead shower and waterfall tap, WC and wash hand basin. Rear aspect frosted double glazed window. Chrome ladder style radiator. Marble effect wall and floor tiling. Gold UPVC ceiling panelling with spotlights. Shaving point.

## BEDROOM 1

13'5" x 12'0" (4.09 x 3.68)



Double in size. Radiator. Front aspect double glazed window. Fitted wardrobes with sliding doors. Karndean flooring.

## BEDROOM 2

13'3" x 9'6" (4.04 x 2.90)



Double in size. Radiator. Rear aspect double glazed window. Wooden flooring.

## BEDROOM 3

8'7" x 7'6" (2.64 x 2.31)



Single in size. Front aspect double bars window. Radiator. Wooden flooring. Built in storage cupboard.

## FRONT EXTERNAL



Driveway parking for three cars. Decorative shrubbery and borders.

## REAR EXTERNAL



Patio seating area with decorative shrubbery and shillies.

## DIRECTIONS

Travelling South along the Loop Road, past the Sunny Hill Pub and the entrance to the Highlands, take the next left onto Hillcrest Avenue then left onto Standings Rise. At the top of the hill turn right onto Ruskin Drive, follow the road along where 6 Woodside Close can be seen set back off the main road on the right hand side, identified by a Grisdales for sale sign.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band C.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977



## 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.

\*Please note these details have yet to be approved by the vendors.

## 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.

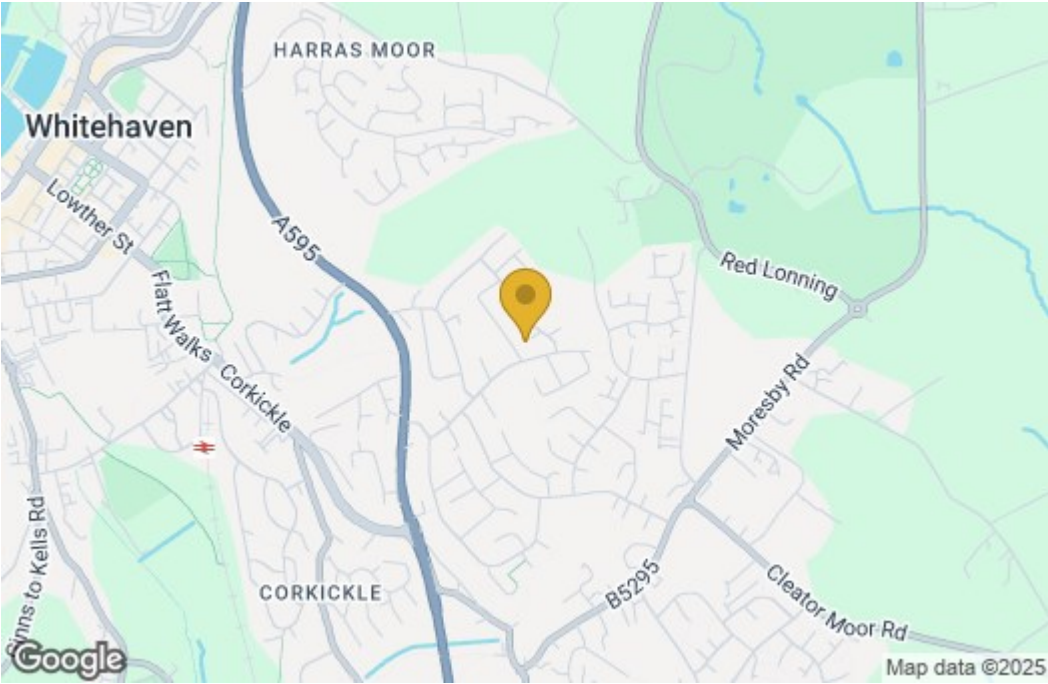
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

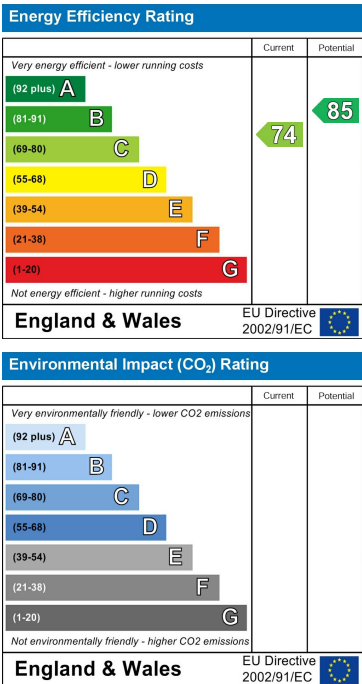
Floor Plan



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.