



# GRISDALES

PROPERTY SERVICES



## 6 Mosswell Terrace, Whitehaven, CA28 7HH

**£120,000**

This charming end terrace house that could be your perfect first home! This lovely property boasts a newly fitted kitchen, large lounge/ dining room, 2 cosy bedrooms and additional attic room and generous bathroom, this house offers a comfortable living space for you to enjoy.

Situated on a quiet street, you can relish peaceful evenings in your new abode. The property features a delightful garden, perfect for enjoying a cup of tea on a sunny day or hosting a barbecue with friends and family.

Convenience is key with this house, as it is located close to the town centre. This means you have easy access to shops, restaurants, and other amenities, making daily errands a breeze. Don't miss out on this fantastic opportunity to own a great first home in a desirable location. Book a viewing today and envision yourself living in this charming end terrace house on Mosswell Terrace!

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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



## ENTRANCE HALL

Stairs to access the first floor landing and door to:

## LIVING ROOM

12'0" x 11'6" (max) (3.66 x 3.51 (max))



Front aspect double glazed window. Electric fire set in marble surround with wooden hearth. TV and telephone points. Archway to:

## DINING ROOM

11'10" x 11'6" (3.61 x 3.51)



Rear aspect double glazed window. Radiator. Door to:

## KITCHEN

8'5" x 7'8" (2.57 x 2.34)



With a range of newly fitted wall and base units with complementary work surfaces. Inset stainless steel sink unit. Brand new integral oven and hob with stainless steel extractor hood over. Wall mounted gas central heating, combi boiler. Rear aspect double glazed window. Double glazed door for rear garden access.

## STAIRS AND FIRST FLOOR LANDING

With doors to:

## BEDROOM 1

14'9" x 12'0" (4.50 x 3.66)



Double bedroom facing front aspect with double glazed window and radiator.

## BEDROOM 3

12'0" x 8'9" (3.66 x 2.69)



Double bedroom facing rear elevation with double glazed window.

## BATHROOM



White 3-piece suite comprising of a bath with shower over, WC and wash hand basin. Fully tiled walls. Double glazed frosted glass window.

## STAIRS TO 2ND FLOOR

Leading to:

## ATTIC ROOM/BEDROOM 2

13'6" x 12'11" (4.14 x 3.94)



A versatile space with radiator, Velux windows and storage space.

## FRONT EXTERNAL



To the front of the property there is parking available on street.

## REAR EXTERNAL



To the rear of the property, there is a yard containing access to two external storerooms and access to the generous rear lawned garden, offering lovely views across to the sea.

## DIRECTIONS

Following the one way system through Whitehaven, come along Tangier Street in the right lane and turn Right before "Wetherspoons" and immediately left onto Wellington Row. Continue along and turn right after passing the School on the right hand side. The property can be found in the top left hand corner.

## COUNCIL TAX

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

## 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

### Mosswell Terrace, Whitehaven, CA28

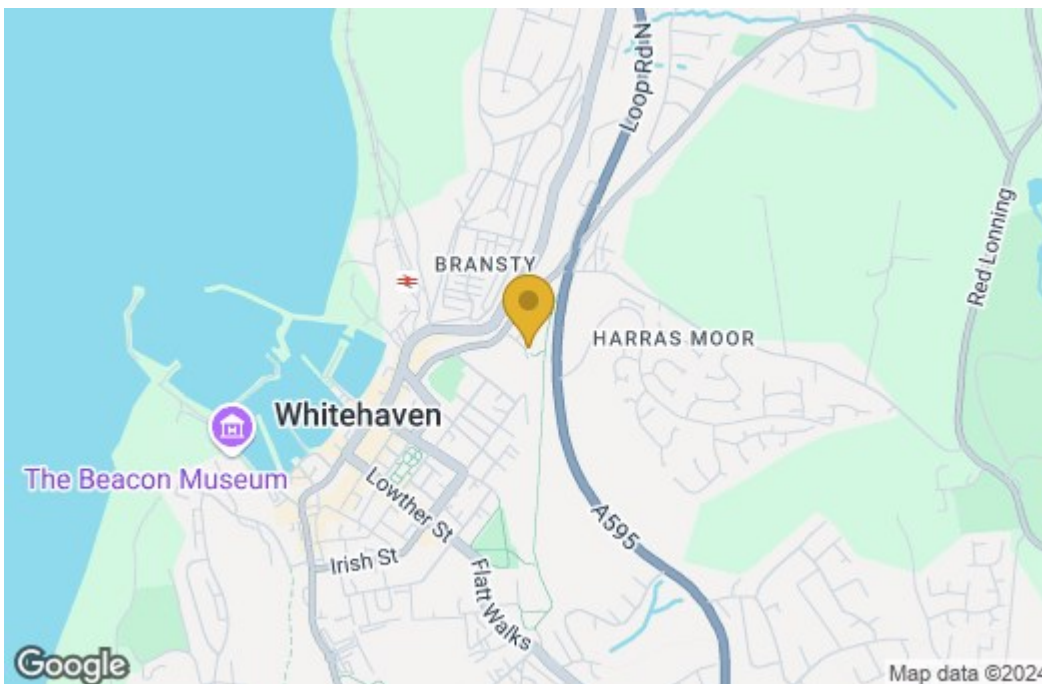
Approximate Area = 1027 sq ft / 95.4 sq m  
 Outbuildings = 50 sq ft / 4.6 sq m  
 Total = 1077 sq ft / 100 sq m

For identification only - Not to scale

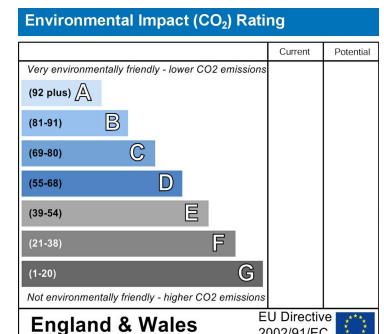
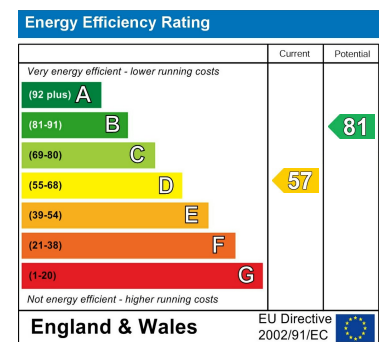


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rictxcom 2024. Produced for Grisdales. REF: 1203849

## Area Map



## Energy Efficiency Graph



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