

## 4 Church Lane, Whitehaven, CA28 8RQ

**£85,000**

Currently a successful holiday let, this modern mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors.

The property boasts two well-proportioned bedrooms, making it ideal for small families or professionals seeking a comfortable living space. Upon entering, you are welcomed into a bright and airy reception room that sets the tone for the rest of the home. The spacious kitchen diner is a standout feature, providing ample room for dining and entertaining.

The modern finishes throughout the property ensure a contemporary feel, allowing you to move in with ease.

The location is particularly advantageous, being in close proximity to West Cumberland Hospital, which adds to its appeal as a rental investment.

Call us today on 01946 693931 to arrange a viewing.



## ENTRANCE



Is via a wooden front door, leading into:

## HALLWAY



Radiator. Stairs to first floor. Door leading to:

## LOUNGE

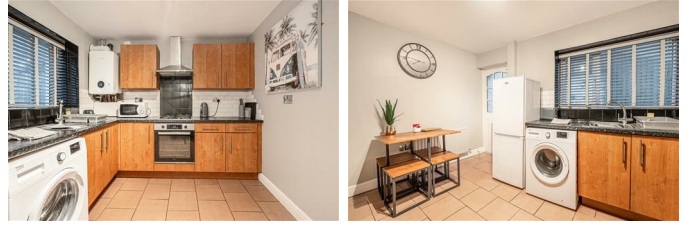
14'5" x 9'2" (4.40 x 2.80)



Front aspect, double glazed window; radiator. Door leading to:

## KITCHEN DINER

12'5" x 8'6" (3.80 x 2.60)



With a range of wooden wall and base units with complementary work surfaces. Inset stainless steel sink and drainer unit. Integrated electric oven and gas hob with chrome extractor fan. White wall tiling; black splashback; beige floor tiling. Rear aspect, double glazed window; radiator under stair storage cupboard. Wooden door leading to rear external.

## FIRST FLOOR LANDING

Doors leading to:

## BATHROOM



3-piece suite comprising of bath with overhead shower, WC and wash basin. Marble effect upvc wall panelling; stainless steel ladder style radiator; rear aspect frosted double glazed window.

## BEDROOM 1

12'5" x 11'5" (3.80 x 3.50)



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

## BEDROOM 2

11'9" x 6'6" (3.60 x 2.00)



Rear aspect double glazed window; radiator; single in size.

### ATTIC ROOM

15'5" x 12'5" (4.70 x 3.80)

Double glazed windows, radiator. Approached via foldaway ladder.

### REAR EXTERNAL



Small shillied yard area. Parking is by way of on street.

### DIRECTIONS

Travelling South from Whitehaven take the B5295 towards Cleator Moor, turn left at the roundabout in Hensingham Square then immediately left again and the property is on the right.

### COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property Council 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.

\*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.

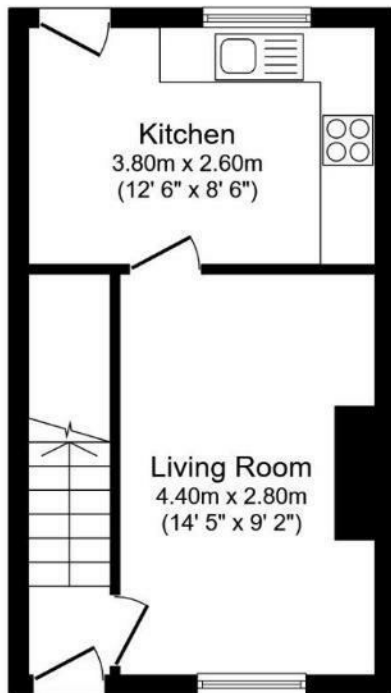
### MORTGAGE ADVICE

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.

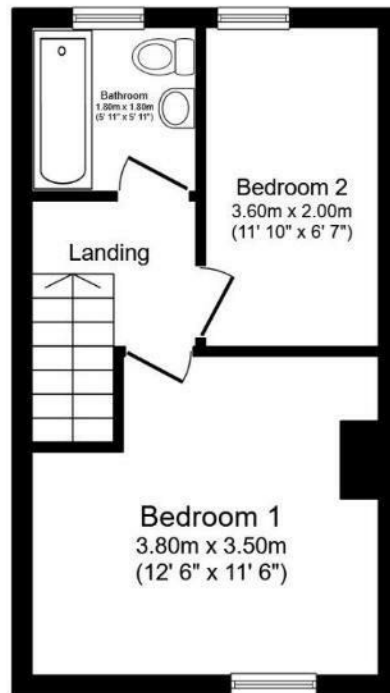
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

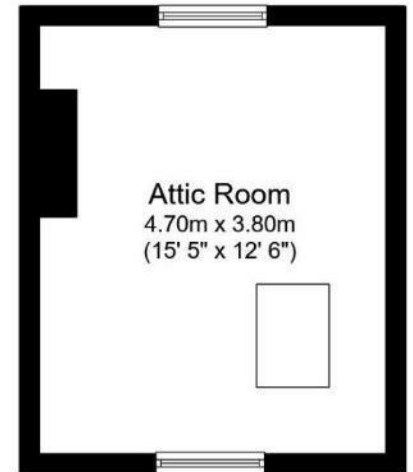
## Floor Plan



Ground Floor

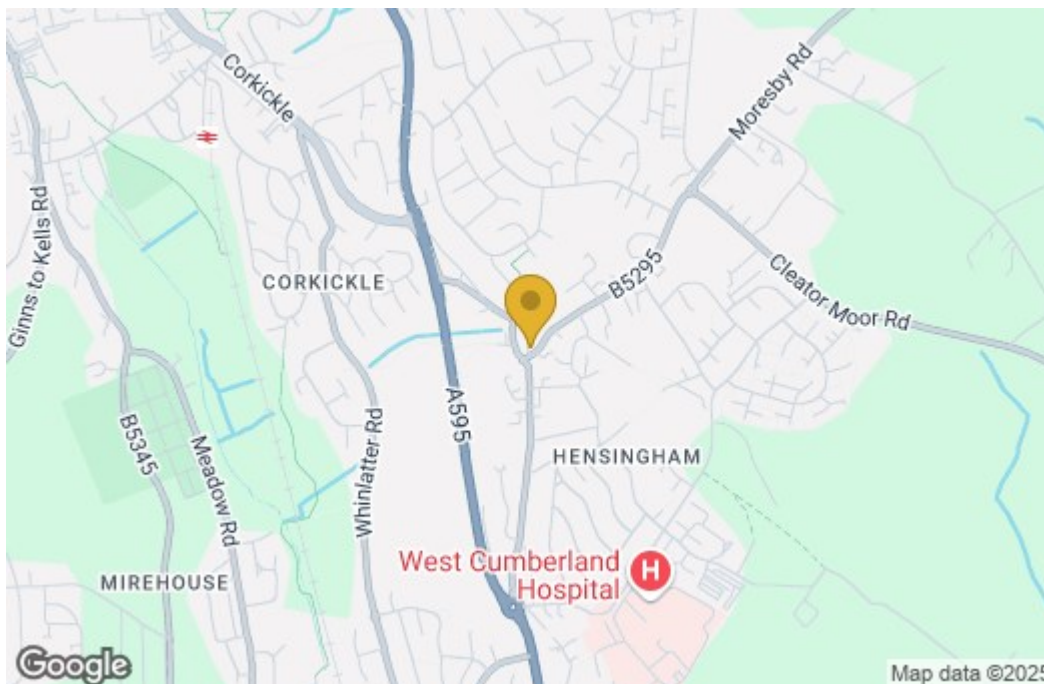


First Floor

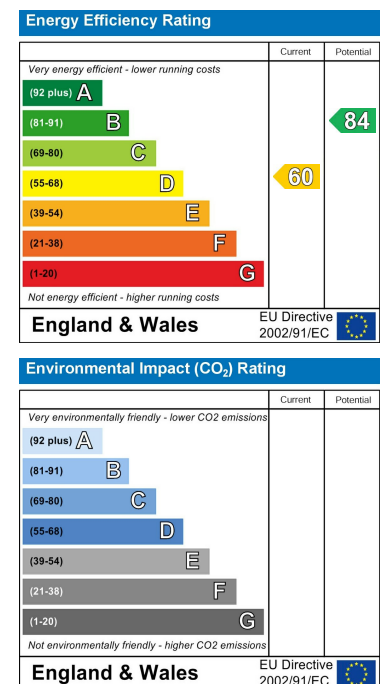


Attic

## 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.