



12 Duddon Close, Whitehaven, CA28 8DR

£120,000

Located in the peaceful cul-de-sac of Duddon Close, Whitehaven. This spacious family home is an ideal choice for Families, First Time Buyers or Professionals seeking a versatile space.

Upon entering, you will find a tastefully decorated interior that exudes warmth and style. The property boasts a generous reception room, modern kitchen with additional snug or perfect space for a home office set-up and separate dining room. Accompanied nicely by three well proportioned bedrooms and family bathroom.

The cul-de-sac setting ensures a safe and friendly neighbourhood, ideal for families with children. The front and rear external space this property has to offer compliment the home nicely. To arrange a viewing call today on 01946 693931.

THINGS YOU NEED TO KNOW

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

ENTRANCE HALLWAY

Accessed via a uPVC double glazed door with frosted glass panelling, stairs to the first floor landing and doors to:

LIVING ROOM

17'10" x 10'8" (5.46 x 3.26)



Tastefully decorated with front aspect double glazed window, radiator and gas fire set in decorative wooden surround. Archway to

DINING ROOM

10'11" x 7'4" (3.33 x 2.24)



Sliding double glazed doors to access the rear garden.

BACK FROM THE ENTRANCE HALLWAY

Door to:

KITCHEN

13'7" x 10'5" (4.15 x 3.19)



Modern range of wall and base units with complimentary work surfaces and sage green tiled surrounds, inset stainless steel sink unit, integral gas oven with 4 ring hob and stainless steel

extractor hood over, plumbing for a washing machine, uPVC double glazed door for rear access and rear facing double glazed window.

Archway to:

SNUG/ OFFICE

7'4" x 6'11" (2.24 x 2.11)



versatile space which could handily be utilised as additional reception or home office working space with front aspect double glazed window and radiator.

BACK FROM THE ENTRANCE HALLWAY

Stairs lead to:

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

12'3" x 10'3" (3.74 x 3.13)



Neutrally decorated double bedroom with front aspect double glazed window, radiator and storage.

BEDROOM TWO

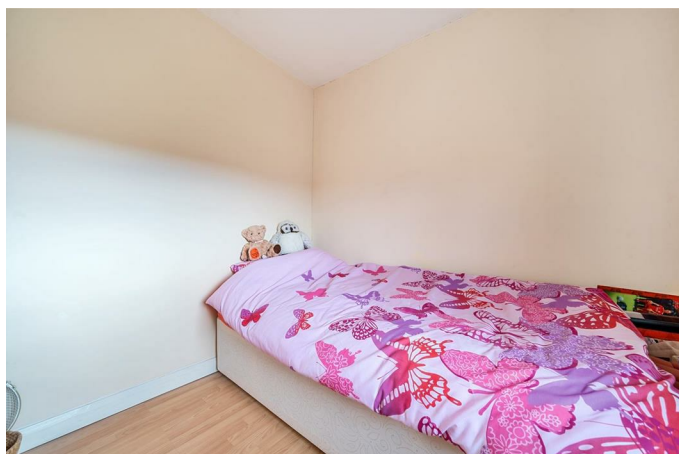
10'9" x 9'7" (3.29 x 2.93)



Light and airy double bedroom with front aspect double glazed window, radiator and additional inbuilt storage cupboard.

BEDROOM THREE

8'0" x 7'8" (2.46 x 2.35)



Single bedroom with rear aspect double glazed window and radiator.

BATHROOM



Three piece white suite comprising of a bath with shower over, W.C and wash hand basin.. The bathroom benefits from partly tiled walls and two double glazed frosted glass windows.

EXTERNAL - FRONT



The property boasts a generous front garden incorporating off road parking space, lawn and patio.

EXTERNAL - REAR



Generous rear garden which is mainly laid to lawn with good sized sunny patio. The property benefits from a large field behind allowing for a private, family feel.

COUNCIL TAX

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

DIRECTIONS

The property is best approached by taking a Southerly route out of town passing Morrisons and Castle Park. Turn right onto Coach Road and immediately left and follow the one way system. As you come out of the one way system passing Valley Park on turn right onto Snebro Road and follow the road around, turning Right onto Duddon Close. The property can be found on the right 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 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.

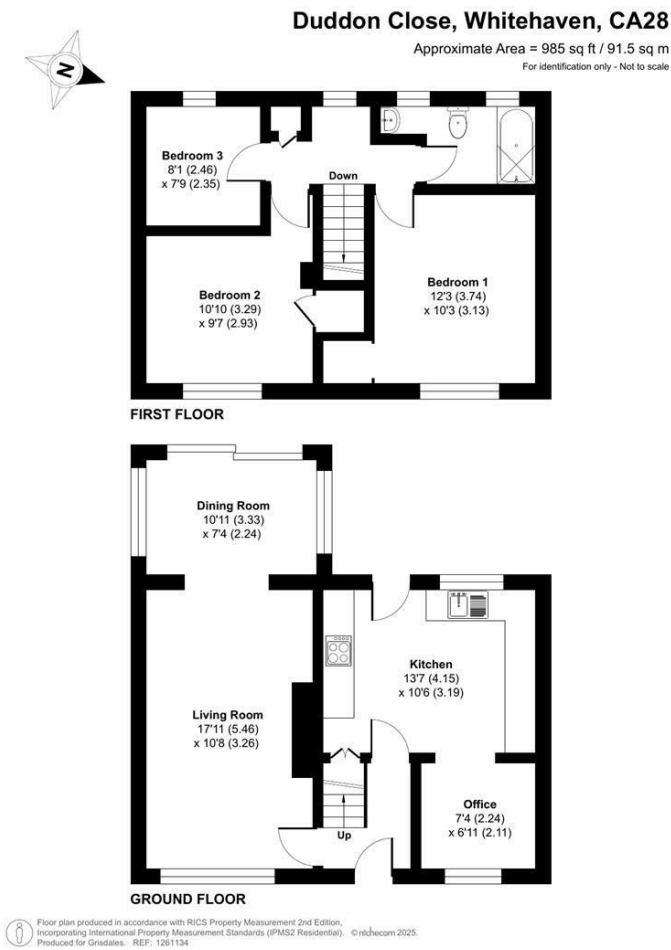
MORTGAGE ADVICE

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.

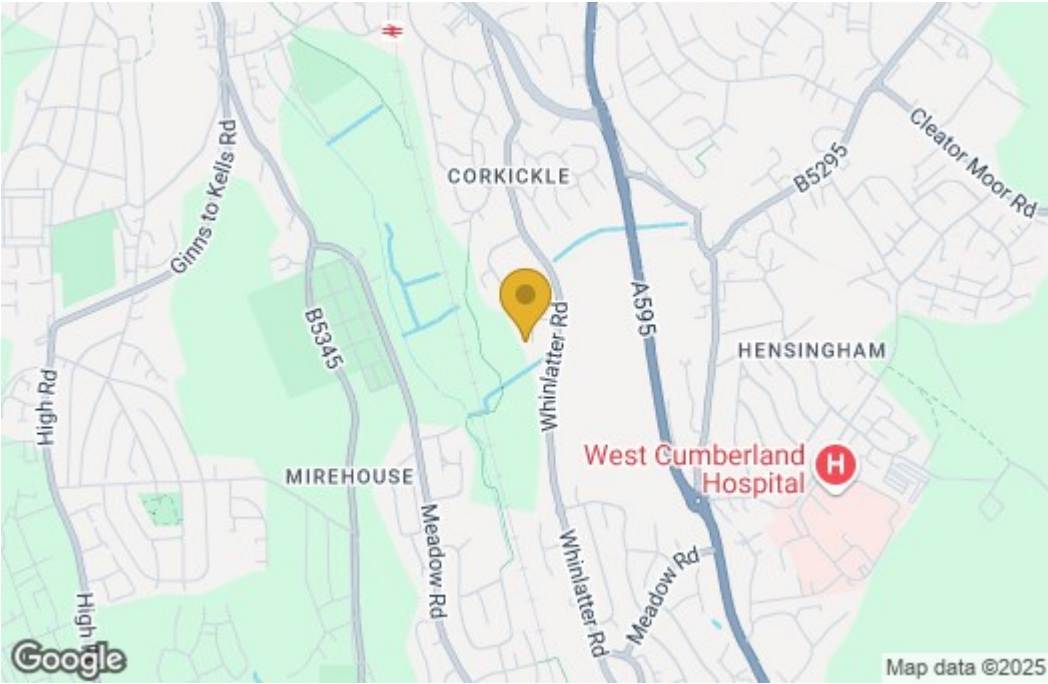
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

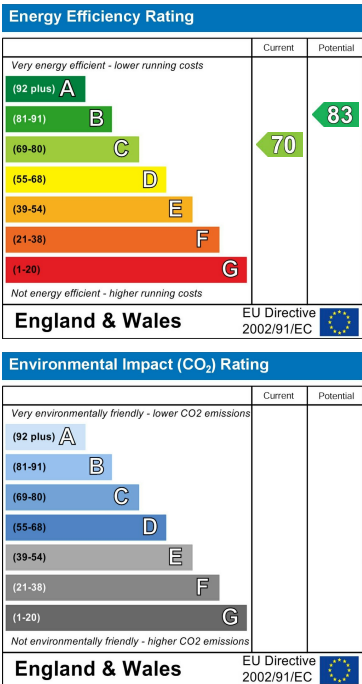
Floor Plan



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.