



21 Highland View Bransty Road, Whitehaven, CA28 6HF

£146,500

The clue is in the name.... a house with a beautiful VIEW. The current owners will certainly miss this property when they move on... We're sure you will love it as much as they do! Beautiful sea views, the benefit of off road parking, generous sunny yard with additional good sized low maintenance garden and stylish interior, we fell in love with this home too!

Sitting nicely just a short walk from Whitehaven Town Centre and benefitting by being on a bus route. This home benefits from two handy reception rooms, modern kitchen accompanied nicely by a separate utility room and handy downstairs W.C, large bathroom with the bath perfectly placed for relaxing whilst taking in the sunset and two good sized bedrooms.

To arrange a viewing, call us today on 01946 693931.

OWNERS COMMENTS

In the Owners words "We have been fortunate to see the northern lights and some spectacular sunsets. You can track the international space station using the Douglas Isle of Man ISS tracker which can go right over our home. We enjoy walking the coastal path which is just moments away from our house."

OWNERS PHOTOS



THINGS YOU NEED TO KNOW

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

The fridge/ freezer, washing machine and tumble dryer are included within the sale (washing machine and tumble dryer are under one year old)

ENTRANCE HALLWAY

Accessed via a upvc double glazed front door with frosted glass panelling. Stairs to first floor landing. Door to:

DINING ROOM

11'10" x 10'4" (3.63 x 3.15)



Neutrally decorated, with rear aspect double window, radiator, under stairs storage cupboard, archway through to:

LIVING ROOM

11'10" x 9'5" (3.63 x 2.88)



Neutrally decorated, with twin front aspect double glazed windows. Radiator. Wood burning stove set on hearth, with brickwork surround. TV point.

KITCHEN

9'4" x 7'4" (2.85 x 2.24)



Doorway from dining room.

Stylish range of wall and base units with complementary work surfaces and tiled surrounds. Integral electric oven with 4-ring hob and extractor over. Inset stainless steel sink unit. Space for tall freestanding fridge/freezer. Side aspect double glazed window. Upvc double glazed door with frosted glass window for rear access. Leading to:

UTILITY

4'11" x 4'2" (1.52 x 1.29)

Additional handy space with plumbing for washing machine, rear aspect double glazed window and door to:

GROUND FLOOR WC

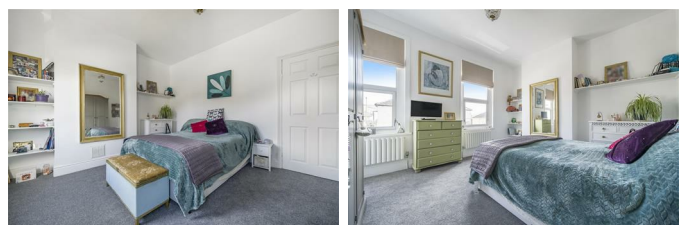
WC only.

FIRST FLOOR LANDING

Accessed from the entrance hall. Doors to:

BEDROOM 1

13'1" x 11'10" (4.00 x 3.63)



A generous double bedroom, a light and airy space with 2 double glazed front aspect windows and 2 radiators.

BEDROOM 2

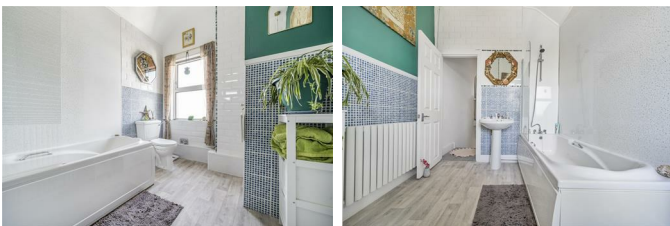
11'9" x 7'6" (3.60 x 2.31)



A small double bedroom with rear aspect double glazed windows and radiator.

BATHROOM

9'2" x 7'4" (2.81 x 2.24)



A great size, with a 3-piece white suite comprising of bath, with shower over, WC and wash hand basin. Majority tiled walls, storage cupboard, radiator, rear aspect double glazed window.

EXTERNAL FRONT



Parking is available on street on a first come-first served basis.

EXTERNAL REAR



The property benefits from a private, low maintenance rear yard with sunny patio. Gated access to rear lane where, adjacent to the property, there is parking available for several

vehicles and an additional lowell maintenance, well-proportioned garden incorporating raised deck and picturesque sea views.

DIRECTIONS

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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.

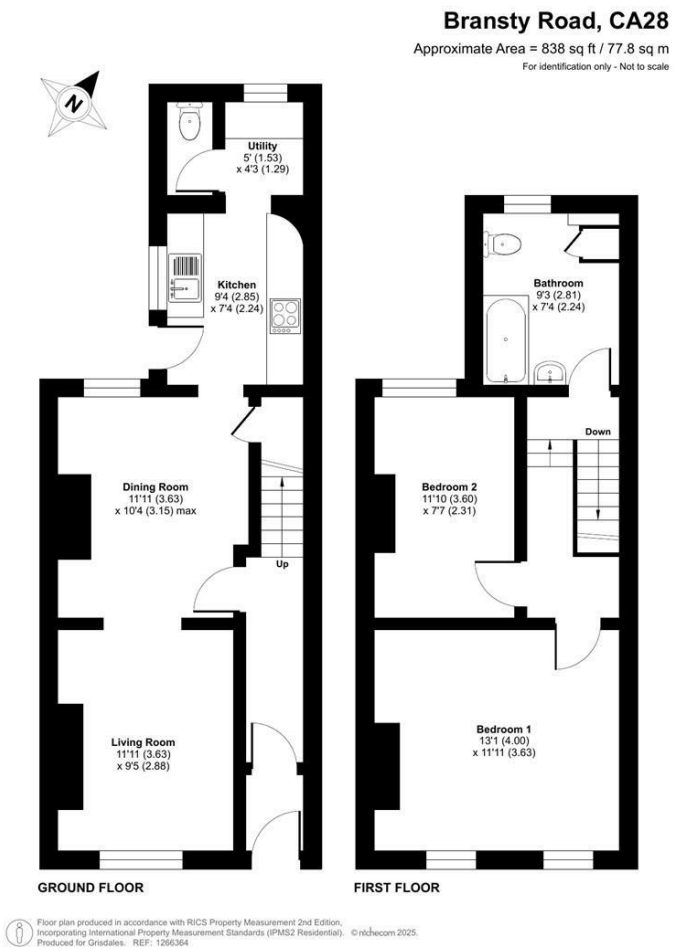
MORTGAGE ADVICE

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.

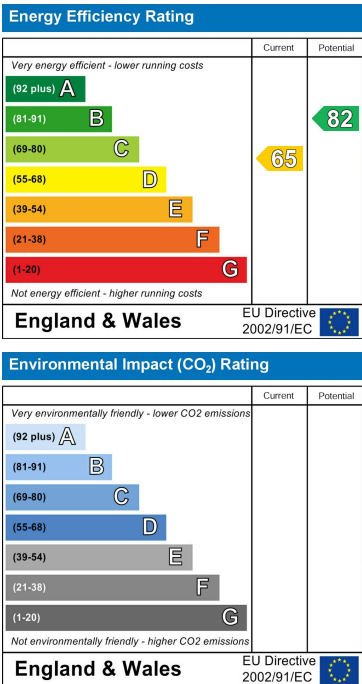
Floor Plan



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.