



# GRISDALES

PROPERTY SERVICES



## 9 Firth View, Whitehaven, CA28 6RJ

**£85,000**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\*

How would you like to enjoy your morning coffee, or a glass of wine whilst enjoying a great view of the sea? This lovely bungalow is sat waiting for some new owners to make it their own. Offering two double bedrooms, light and airy generous reception room boasting a large bay window overlooking the sea accompanied nicely with a wet room incorporating newly installed shower and well proportioned kitchen.

Gardens front and rear with parking nearby, this certainly ticks a lot of boxes and is super affordable! For Sale with NO FORWARD CHAIN... To arrange a viewing, call us today on 01946 693931.

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](mailto:whitehaven@grisdales.co.uk)

## THINGS YOU NEED TO KNOW

Gas central heating

Double glazing.

The property is freehold and offers mains gas electric and water supplies.

## ENTRANCE HALL

Access via UPVC double glazed door with frosted glass pannelling a large side double glazed window, doors to:

## RECEPTION ROOM

14'7" x 13'5" (max) (4.47 x 4.09 (max))



Large front aspect double glazed bay window with fireplace.

## KITCHEN

9'8" x 7'10" (2.95 x 2.39 )



Range of wall and base units with work surfaces and tiled surround. Inset stainless steel unit, plumbing for a washing machine, rear aspect double glazed window, UPVC douuble glazed for rear access. Storage cupboard housing the BAXI gas combi boiler, loft access.

## BEDROOM ONE

15'3" x 11'10" (4.65 x 3.61)



Double bedroom with rear aspect double glazed window.

## BEDROOM TWO

10'0" x 8'3" (3.05 x 2.54)



Double bedroom with front aspect double glazed window boasting sea views.

## SHOWER ROOM



Wet room incorporaing a shower, WC, handbasin, tiled walls, extractor fan and rear aspect double glazed window

## EXTERNAL FRONT



Block paved front walled and gated garden with spectacular sea views and steps leading to the property.

## EXTERNAL REAR



Generous external rear garden mainly paved with outside tap and garden shed.

## DIRECTIONS

## 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

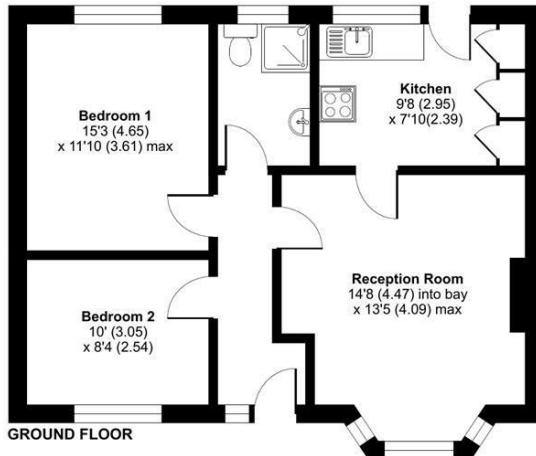
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

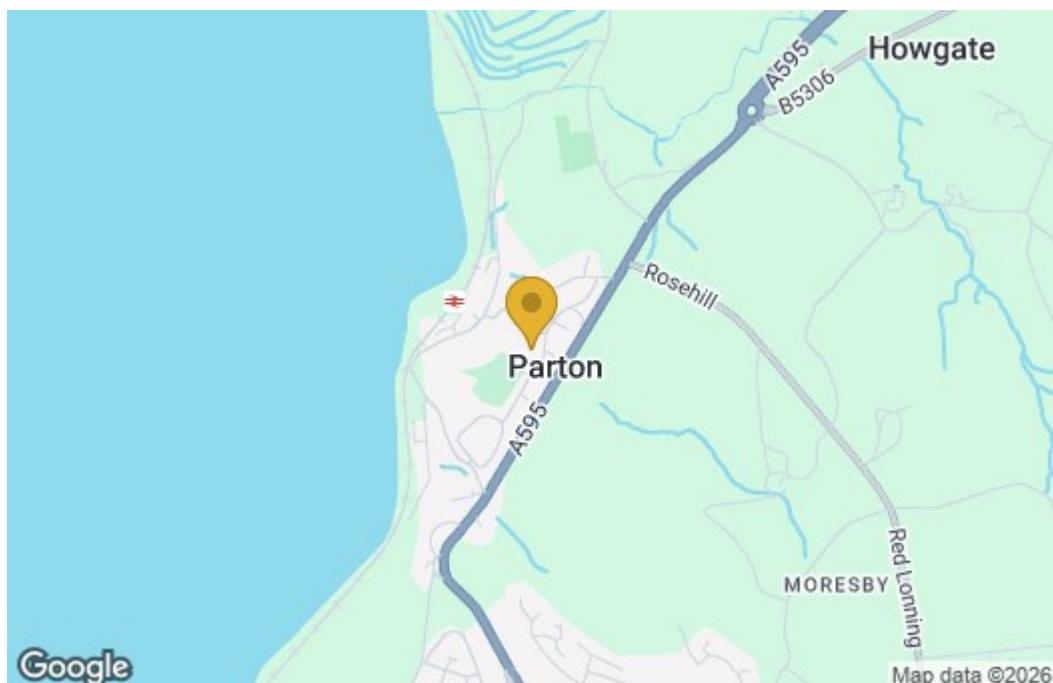
## Floor Plan

**Firth View, Parton, Whitehaven, CA28**  
Approximate Area = 581 sq ft / 54 sq m  
For identification only - Not to scale



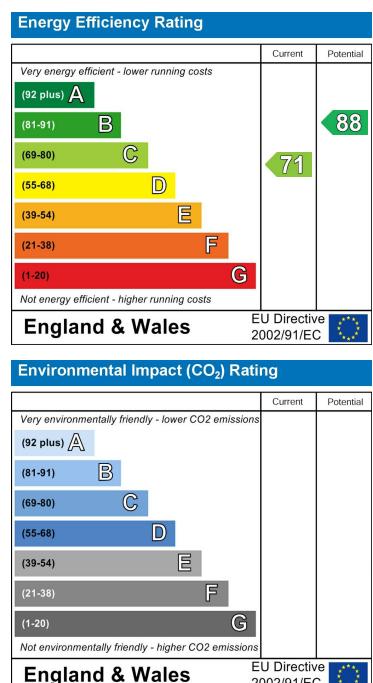
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Grisdales. REF: 1266449

## Area Map



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.

## Energy Efficiency Graph



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