

19 Lincoln Road, Whitehaven, CA28 8NP

£90,000

This semi detached house located on Lincoln Road in the popular area of Hensingham, Whitehaven offers great potential for those looking to embark on a renovation project and create their dream home or next rental investment.

On the ground floor there are two reception rooms, kitchen and dining room. The first floor boasts three generously sized bedrooms providing a great accommodation space.

Situated in a prime location, this house is close to local employment opportunities, making it an ideal choice for professionals looking for a convenient commute. Families will also appreciate the proximity to good schools, ensuring that education is easily accessible for children.

Whether you are a first-time buyer with a vision for renovation or an investor seeking a property with great potential, this is a fantastic opportunity not to be missed. Don't hesitate to explore the possibilities that this property has to offer, call us on 01946 693931 to view.

ENTRANCE



Is via composite front door into:

HALLWAY

Electric radiator, side aspect window, understairs cupboard and stairs to:

LOUNGE

12'9" x 12'5" (3.89 x 3.80)



Front aspect double glazed window, gas fire within decorative surround, electric heater.

DINING ROOM

10'7" x 10'3" (3.25 x 3.14)



Rear aspect double glazed window. Electric heater.

KITCHEN

11'6" x 7'10" (3.52 x 2.41)



Range of white wooden wall and base units with complementary work surfaces. Grey floor and wall tiling, UPVC ceiling panels, UPVC part glazed back door.

FIRST FLOOR LANDING

Electric radiator, side aspect double glazed window and loft hatch.

BEDROOM ONE

12'9" x 11'1" (3.91 x 3.39)



Two front aspect double glazed window, double in size. Fitted wardrobes, (no radiator).

BEDROOM TWO

11'1" x 10'5" (3.39 x 3.19)



Rear aspect double glazed window, double in size, fitted wardrobes built in storage cupboard housing water tank. (no radiator).

BEDROOM THREE

9'6" x 7'6" (2.92 x 2.30)



Front aspect double glazed window. Single in size. Storage cupboard, (no radiator).

BATHROOM



Three-piece suite comprising of bath with overhead shower, WC and wash basin. Beige wall and floor tiling. Vanity unit, rear aspect frosted double glazed window.

FRONT EXTERNAL

Driveway parking for one vehicle (no dropped curb). A mixture of shillies and decorative shrubbery.

REAR EXTERNAL



Grassed lawned area alongside trees and decorative shrubbery.

DIRECTIONS

From Whitehaven travel south on the A595 and get into the

left hand lane sign posted Cleator Moor. Follow the road to the mini roundabout and travel straight over to get onto Egremont Road. Continue on this road until the junction for Lincoln Road and turn left and proceed up the hill. No 19 can be found on the left hand side.

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 REGULA

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.

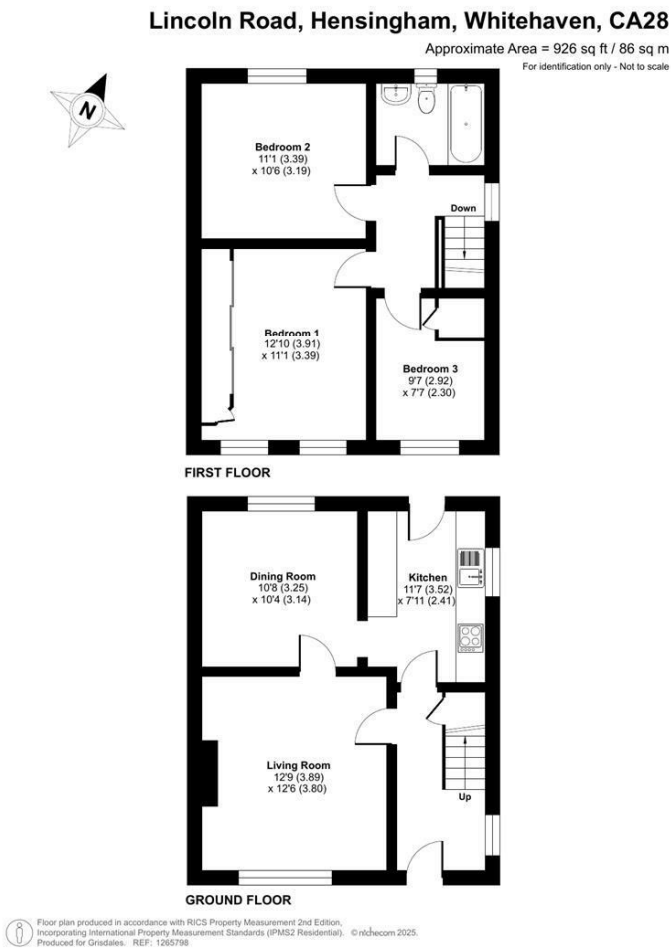
MORTGAGE ADVICE

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.

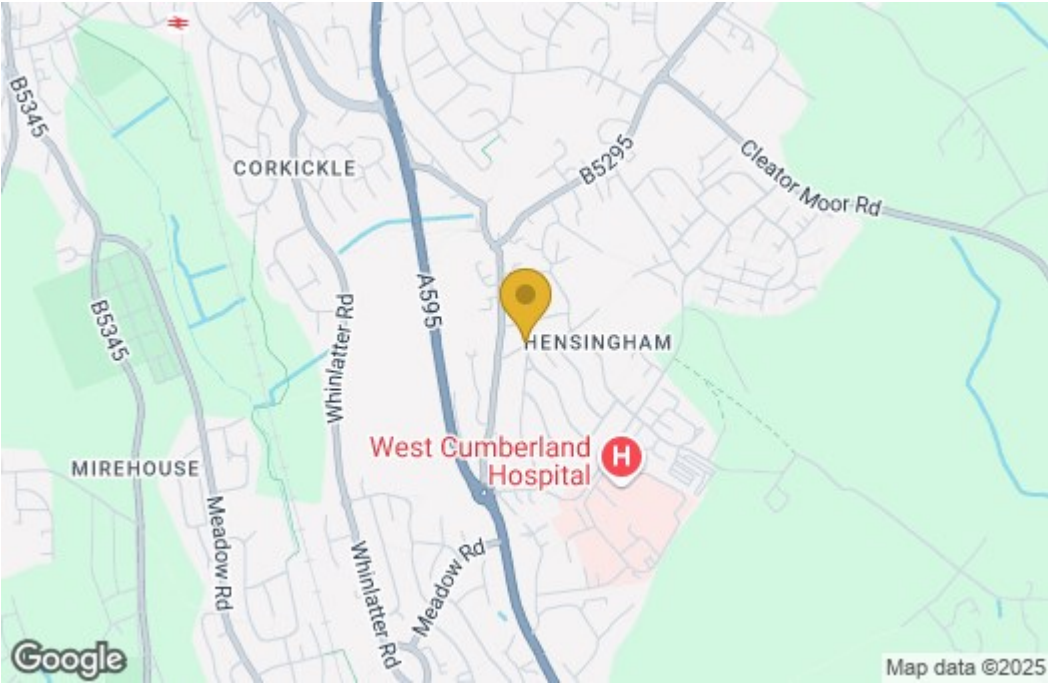
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

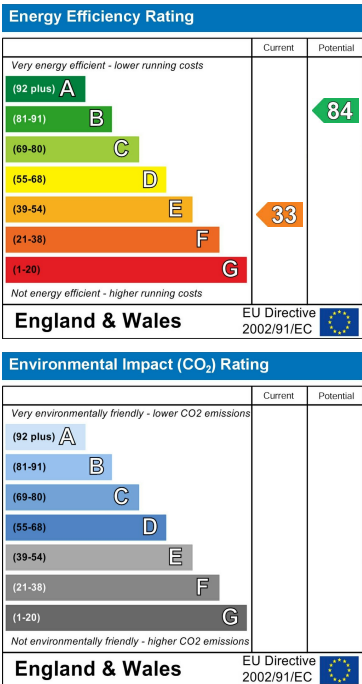
Floor Plan



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.