



## 15A Scotch Street, Whitehaven, CA28 7NL

**£82,500**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\* Located in a prime central position within Whitehaven town, this well-presented two double bedroom Maisonette offers a superb opportunity for buy-to-let investors or those looking to downsize.

Spacious and versatile, the property features two generous reception rooms and the stylish shower room adds a contemporary touch, while the overall layout offers a great sense of space and light throughout. Set within easy reach of local shops, cafes, transport links, and the scenic harbour, this Maisonette combines convenience with character, making it a standout choice for town centre living.

Whether you're seeking a smart investment or a low-maintenance home close to all amenities, this is a must view.

## THINGS YOU NEED TO KNOW

The property is Leasehold on a term of 125 years from 1st April 1981.

The property has a annual ground rent payable of £10.00

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

## ENTRANCE VESTIBULE

## LOUNGE

13'1" x 12'9" (4.00 x 3.91)



Spacious, light and airy benefitting from two twin double glazed windows, radiator, television point and fireplace.

## DINING AREA

14'8" x 13'1" (4.49 x 4.00)



Radiator, television point, archway to the Lounge, stairs to the first floor landing and opens to:

## KITCHEN

12'2" x 6'9" (3.71 x 2.06)



Range of white wall and base units, inset stainless steel sink unit, space for a free standing cooker, extractor hood, plumbing for a washing machine and twin double glazed windows.

## STAIRS TO THE FIRST FLOOR

Doors to:

## BEDROOM ONE

13'1" x 12'4" (4.00 x 3.78)



Double in size with twin double glazed windows, walk in wardrobe and radiator.

## BEDROOM TWO

13'1" x 11'9" (4.00 x 3.59)



Double in size with twin double glazed windows and radiator.

## SHOWER ROOM

8'2" x 6'9" (2.50 x 2.06)



Stylish three piece suite comprising of a double shower cubicle, W.C and wash hand basin.

## EXTERNAL



Steps to access the property from the rear of Scotch Street.



## **COUNCIL TAX**

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

## **DIRECTIONS**

From Whitehaven following the one way system through the town centre and the property can be located opposite the Police Station on the Right Hand Side. The property can be accessed from the rear.

## **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**

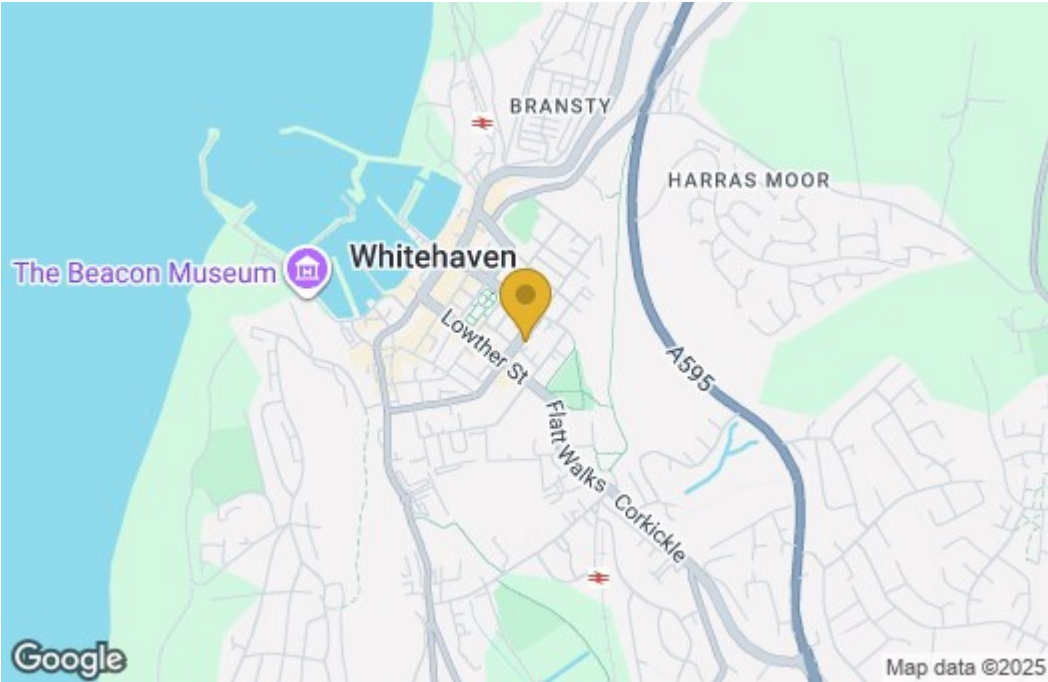
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

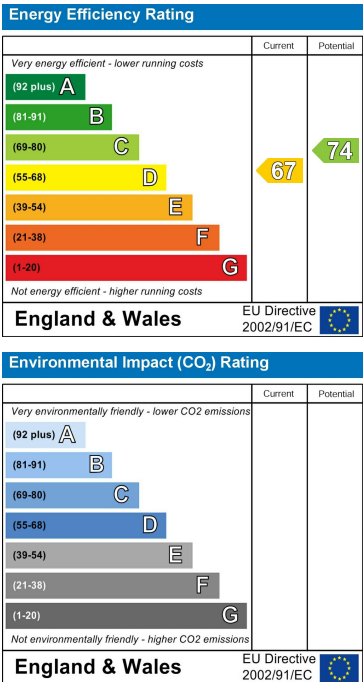
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.