



## 10 Westmorland Road, Whitehaven, CA28 8NS

**£107,500**

A great opportunity for first-time buyers, downsizers and buy to let landlord investors.

The property benefits from two generously sized double bedrooms, a welcoming light and airy reception room, modern style kitchen that is well-equipped and a contemporary bathroom complements the home beautifully.

Outside, the property features both front and generous rear gardens, providing a lovely outdoor space for gardening enthusiasts or for those with pets or small children.

Conveniently located close to West Cumberland Hospital, this home is ideal for those working in the healthcare sector or anyone who values easy access to essential services. The surrounding area is well-served by local amenities, ensuring that daily needs are met with ease.

Please call us on 01946 693931 to arrange a viewing.

## THINGS YOU NEED TO KNOW

The property benefits from gas central heating, double glazing, mains water and drainage.

### ENTRANCE

Via UPVC front door into:

### HALLWAY

Radiator, stairs to first floor, door leading to

### LOUNGE

12'11" x 13'9" (3.96 x 4.20)



Front aspect double glazed window, radiator, electric fire within decorative surround. Door leading to:

### KITCHEN / DINER

16'2" x 7'11" (4.93 x 2.42)



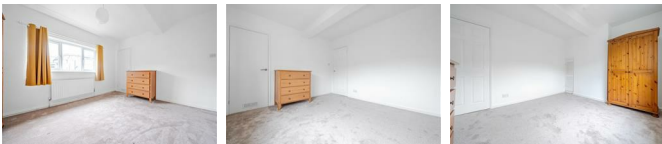
Range of cream wall and base units with complementary work surfaces. Integrated fridge and separate integrated freezer, integrated wine fridge, integrated electric oven and hob with extractor fan above. Wall mounted Main boiler, inset sink and drainer unit, two rear aspect double glazed windows, radiator. Door leading to under stair storage cupboard with side aspect double glazed window, UPVC door leading to:

### 1ST FLOOR LANDING

Side aspect, double glazed window with doors leading to:

### BEDROOM 1

10'6" x 13'1" (3.21 x 4.00)



Front aspect double glazed door, radiator, double in size, two built in storage cupboards with hanging rail and shelving.

### BEDROOM 2

11'8" x 8'9" (3.57 x 2.68)



Double in size, rear aspect double glazed window, radiator. Built-in mirrored wardrobes with drawers.

### BATHROOM

7'2" x 8'0" (2.20 x 2.44)



Three piece suite comprising of bath with overhead electric shower, W.C and washbasin. Heated towel rail, rear aspect frosted double glazed window, marble effect UPVC wall panelling, wall mounted mirror, built in storage cupboard with shelving.

### FRONT EXTERNAL



Steps leading down to the property accompanied by grassed lawn area.

## REAR EXTERNAL



Grassed lawn with decorative trees and borders. Garden shed included in sale.

## DIRECTIONS

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From Whitehaven travel south on the A595 and get into the left hand lane signposted Cleator Moor. At the mini roundabout continue ahead onto Hensingham Road and then take the left hand turn onto Lincoln Road. Take the right hand turn onto Westmorland Road and the property can be found further along 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 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.

\*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.

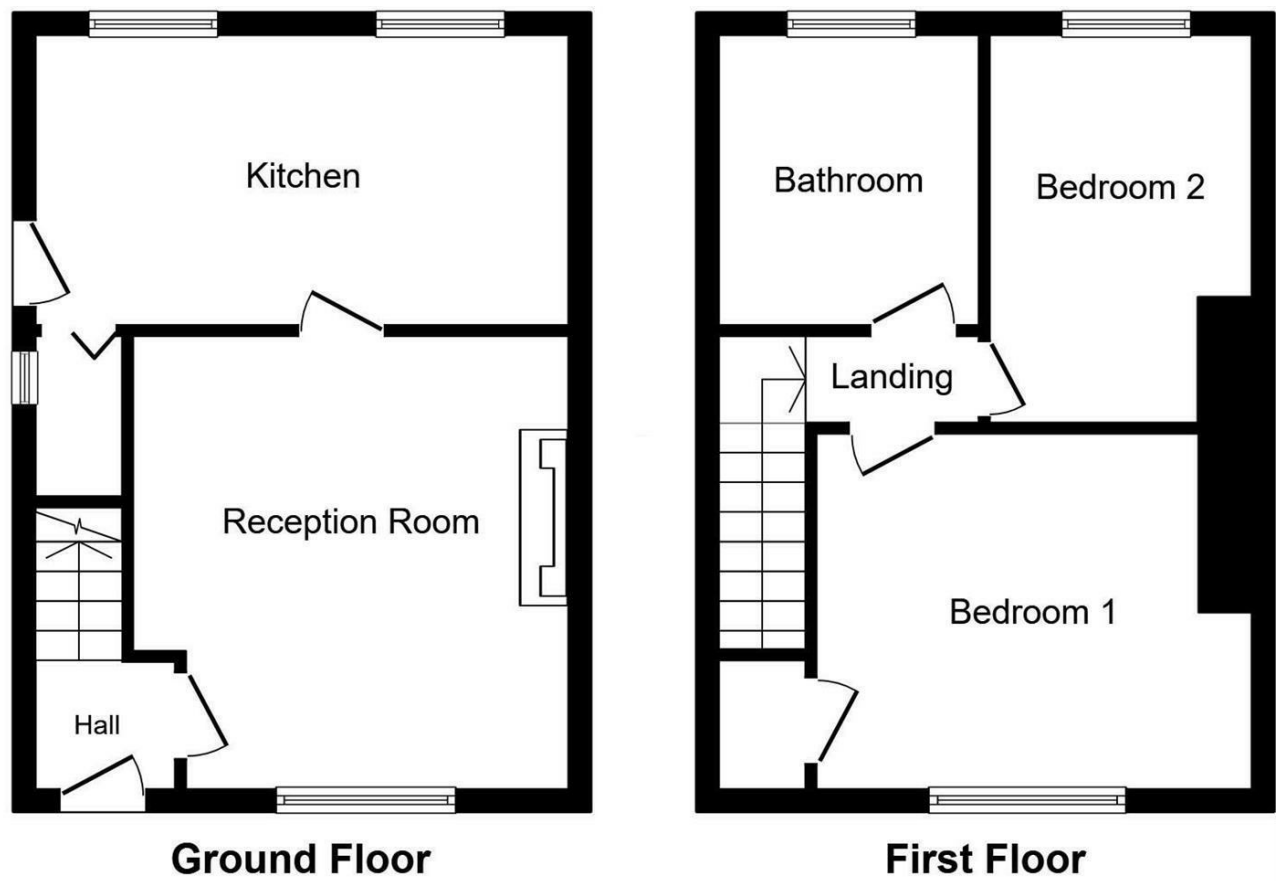
## MORTGAGE ADVICE

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.

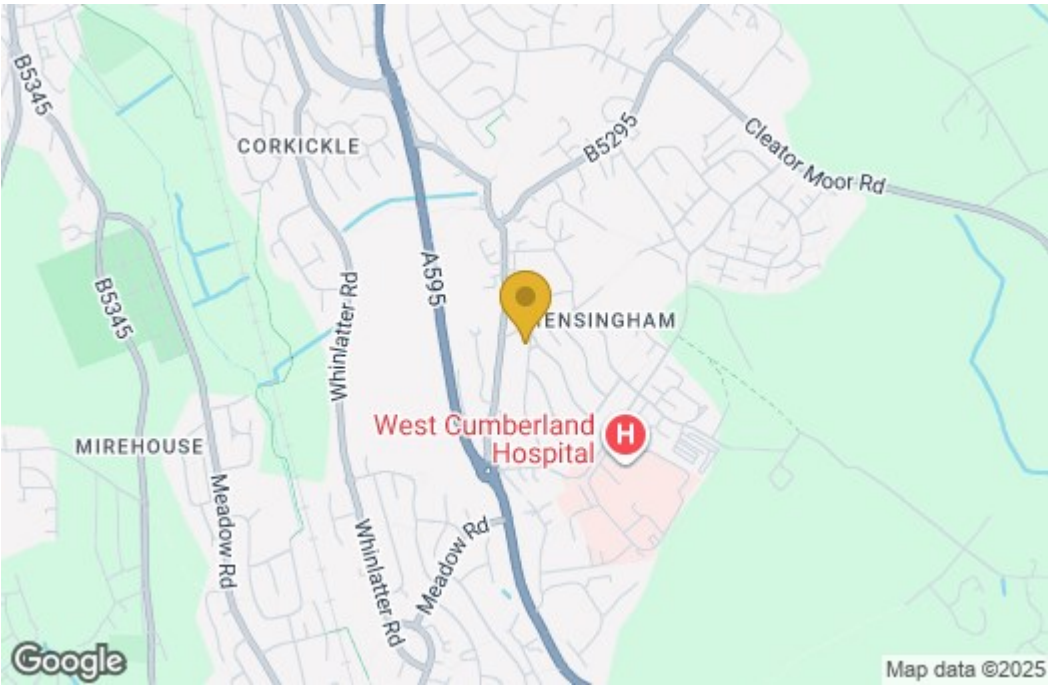
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

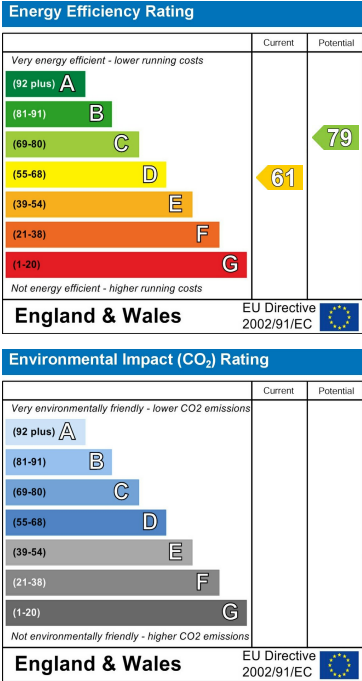


Total floor area 68.4 m<sup>2</sup> (737 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.