



GRISDALES

PROPERTY SERVICES



18 Irish Street, Whitehaven, CA28 7BU

£395,000

This impressive terraced house offers a unique opportunity for those seeking a spacious and well-designed family home. With a striking nautical theme that adds character and charm, this property is both inviting and stylish.

Boasting an expansive layout, the house features generous reception rooms, perfect for entertaining guests or enjoying family time. The eight well-appointed bedrooms provide ample space for residents and guests alike alongside the multiple stylish bathrooms offering a great amount facilities. The quality of the property is evident throughout, with substantial room sizes and thoughtful design elements that enhance the living experience. The good-sized private rear garden offers a tranquil outdoor space, ideal for relaxation or al fresco dining.

This property is not just a house; it is a home that combines spacious living with a delightful nautical aesthetic, making it a rare find in the heart of Whitehaven. Whether you are looking to accommodate a large family or seeking a property with potential for various uses (currently used as a holiday let), this terraced house is sure to impress. Don't miss the chance to make this exceptional property your own, call us today on 01946 693931 to take a look around.

Helping you find your perfect new home...

www.grisdales.co.uk

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ENTRANCE



Is via a wooden front door, leading into:

HALLWAY

Stone feature wall with decorative lighting and ceiling spotlights. Leads straight into:

INNER HALLWAY

With stairs leading to first floor and doors leading to:

DINING ROOM

17'9" x 10'11" (5.43 x 3.34)



Laminate flooring. Two rear aspect sash windows with secondary glazing. Decorative fireplace set within surround. Radiator.

CELLAR

23'3" x 15'1" (7.11 x 4.60)

Accessed via a wooden door in the hallway. Large storage space with frosted window and area housing the heating system.

CLOAKROOM

With W.C and wash basin. Ornate decorative wall lighting.

KITCHEN/BREAKFAST ROOM

17'10" x 12'8" (5.44 x 3.88)



With a range of navy blue wall and base units with complementary white marble effect work surfaces; the units and drawers have unique decorative bumblebee handles. White wall tiling and splashback alongside integrated electric hob, extractor fans and double oven. Integrated dishwasher, plumbing for washing machine, sink and drainer unit, radiator and laminate flooring. Two rear aspect single glazed sash windows, decorative ceiling spotlights. UPVC part glazed door leading to rear external.

FIRST FLOOR LANDING

Doors leading to:

LIVING ROOM 1

15'10" x 13'9" (4.85 x 4.21)



Original wooden flooring, two front aspect single glazed sash windows, ceiling-mounted chandelier with matching wall lights, radiator.

LIVING ROOM 2

15'11" x 8'5" (4.87 x 2.58)



Front aspect single glazed sash window with functioning shutters. Large arch shape built- in storage, radiator.

BEDROOM 8

9'9" x 7'4" (2.98 x 2.26)



Rear aspect window, double in size, wooden nautical themed feature wall. Sliding wooden door leading to:

BEDROOM 8 EN-SUITE



Three piece suite comprising of walk-in shower, W.C and wash basin. Rear aspect panelled window, decorative floor tiling.

STAIRS TO SPLIT LEVEL LANDING:

Door leading to:

BEDROOM 1

22'0" x 11'3" (6.72 x 3.44)



Two rear aspect windows, radiator, original wooden flooring, exposed brick feature wall, double in size, freestanding roll top bath with shower head included within the room.

STAIRS AND SECOND FLOOR LANDING

Doors leading to:

BATHROOM



Four piece suite comprising of walk-in shower, free standing roll top bath, W.C and wash basin, two rear aspect sash windows, heated towel rail, ceiling spotlights and extractor fan.

SECOND FLOOR SHOWER ROOM



Three piece suite comprising of walk-in shower, W.C and wash basin. Heated towel rail, extractor fan and ceiling spotlights.

BEDROOM 3

16'1" x 11'11" (4.92 x 3.65)



Two front aspect sash windows, two radiators, double in size, original wooden flooring, wooden panelled feature wall alongside fireplace surround.

BEDROOM 2

16'0" x 14'2" (4.90 x 4.34)



Two front aspect sash windows, two radiators, original wooden flooring, built-in storage cupboards, double in size, white wooden panelled feature wall.

STAIRS AND THIRD FLOOR LANDING

THIRD FLOOR SHOWER ROOM



Three piece suite comprising of walk-in shower W.C and wash basin set within unit. Decorative floor tiling, extractor fan and ceiling spotlights fitted. White wall tiling.

THIRD FLOOR BATHROOM



Two piece suite comprising of bath and wash basin set within unit. Two rear aspect single glazed sash windows, heated towel rail, decorative floor tiling, ceiling spotlight, wall mounted mirrored vanity unit.

BEDROOM 7

11'11" x 5'8" (3.64 x 1.75)



Steps lead into this single bedroom. Rear aspect window, radiator.

BEDROOM 5

15'5" x 9'9" (4.72 x 2.99)

Two front aspect windows, radiator, double in size, currently set up with double bed and single bed. Wooden ceiling panelling with spotlights and loft hatch.

BEDROOM 6

12'6" x 7'7" (3.82 x 2.32)



Front aspect window and radiator. Currently set up with two single beds. Wooden ceiling panels with spotlights.

BEDROOM 4

15'7" x 8'0" (4.75 x 2.45)



Front aspect window, radiator, decorative fireplace surround. Also currently set up with two single beds.

REAR EXTERNAL



Grass lawn with paved pathway and decorative bordered shrubbery. Hot tub can also be included in the sale.

DIRECTIONS

From Grisdales office on King Street on foot turn right along King Street and turn left onto The market place, and at the bottom of the road, turn left onto Irish street. The property can be found towards the other end of the road on the right hand side.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band E.

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.

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

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

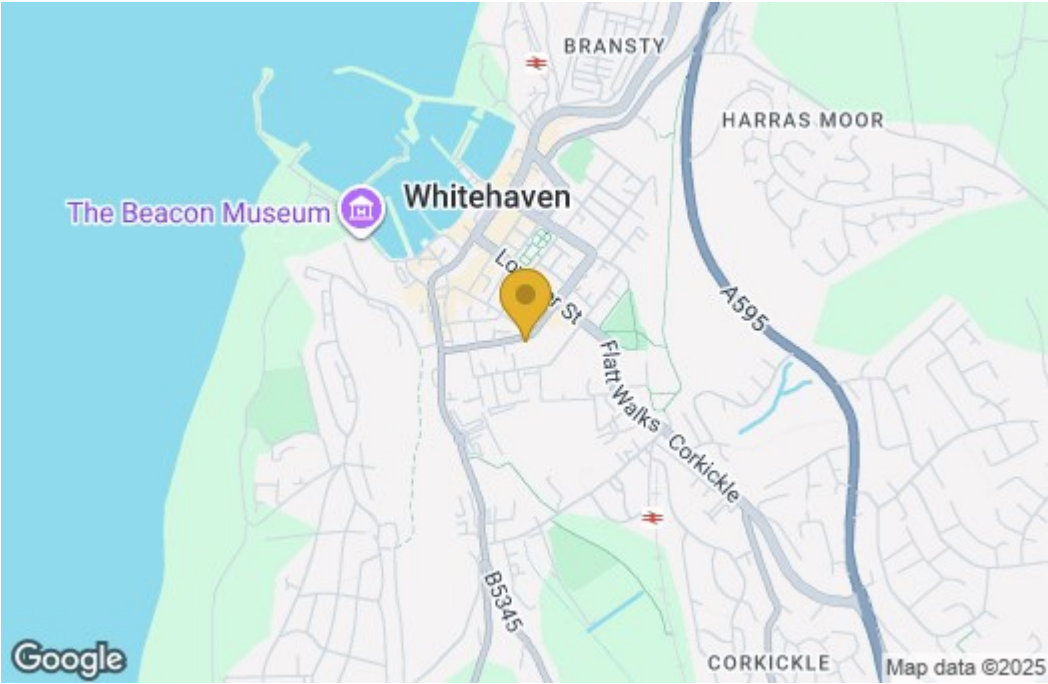
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

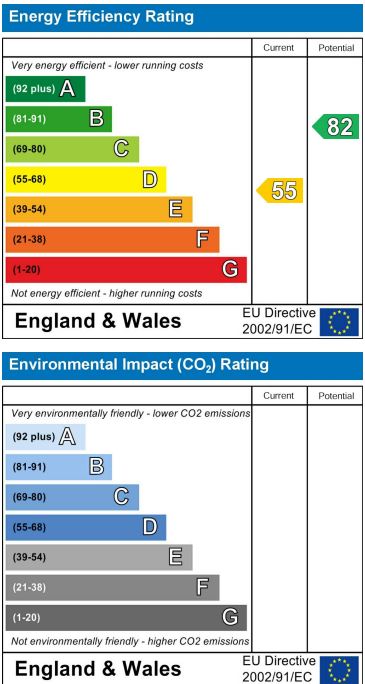
Floor Plan



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.