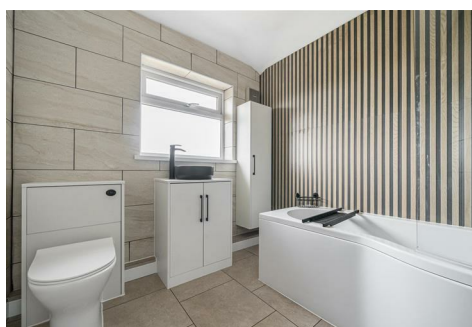




94 Kirkstone Road, Whitehaven, CA28 8HD

Offers Over £155,000

OFFERED WITH NO FORWARD CHAIN!

Number 94 is ready to move into and could be an ideal opportunity for First Time Buyers or perfect for your rental portfolio. This modern 3-bedroom semi-detached home provides great accommodation space and presents equally good space outside.

The rear garden is deceptively spacious with front off road parking adding to the positives.

Within walking distance to Whitehaven Town Centre, West Cumberland Hospital, Local Schools and just a few minutes from the A595. Call us today on 01946 693931 to arrange a viewing.

THINGS YOU NEED TO KNOW

The property benefits from gas central heating, main electricity, water and drainage.

All blinds will included as part of the sale.

ENTRANCE

Entrance via a composite front door into:

HALLWAY

Tiled flooring, radiator, door leading to downstairs WC.

LOUNGE

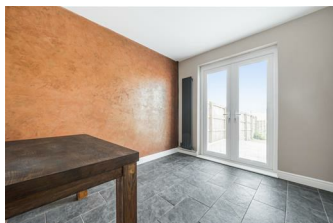
12'7" x 13'2" (3.85 x 4.03)



Font aspect double glazed window. Radiator. Gas fire set within surround.

DINING ROOM

10'7" x 8'11" (3.23 x 2.73)



Radiator. Patio doors leading to:

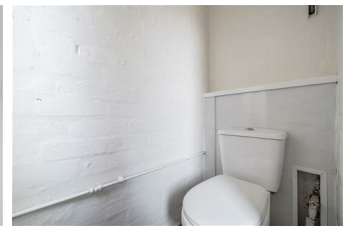
KITCHEN

11'1" x 10'4" (3.38 x 3.15)



Fitted with a range of grey wooden wall and base units with complementary work surfaces, electric oven and hob with extractor fan above. Inset sink and drainer unit. Radiator. Rear aspect double glazed window. Decorative wall tiling. Under-stair storage cupboard.

UTILITY SPACE + DOWNSTAIRS W.C



Electrics fitted, uPVC door leading to the side of the property. W.C.

FIRST FLOOR LANDING

First floor landing. Side aspect frosted double glazed window. Loft hatch. Doors leading to:

BEDROOM ONE

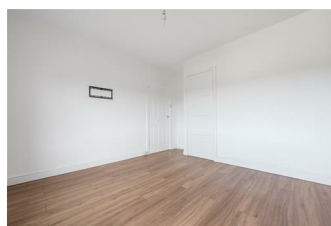
11'6" x 11'0" (3.52 x 3.36)



Double in size. Front aspect double glazed window. Radiator. Built-in storage cupboard.

BEDROOM TWO

11'3" x 10'8" (3.44 x 3.26)



Double in size. Rear aspect double glazed window. Radiator.

BEDROOM THREE

8'4" x 8'3" (2.56 x 2.53)



Single in size. Front aspect double glazed window. Built-in storage cupboard.

BATHROOM

7'3" x 7'9" (2.21 x 2.38)



Three-piece suite comprising of bath with overhead shower, WC and wash basin. Radiator. Frosted double-glazed window. Decorative wall tiling.

FRONT EXTERNAL



Driveway parking for one vehicle, alongside steps leading to the front door.

REAR EXTERNAL



South-facing garden, comprising of decking, grass lawn area. Shillies to the bottom of the garden. Shed will be staying as part of the sale.

DIRECTIONS

Follow the A595 Loop Road South towards Egremont. Proceed over the roundabout onto Egremont Road taking the first right onto Meadow Road. Take the next left turning onto Kirkstone Road, the property can be identified by a Grisdales for sale sign.

W3W///diplomats.pacemaker.shifts

COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band A.

VIEWINGS

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.

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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.

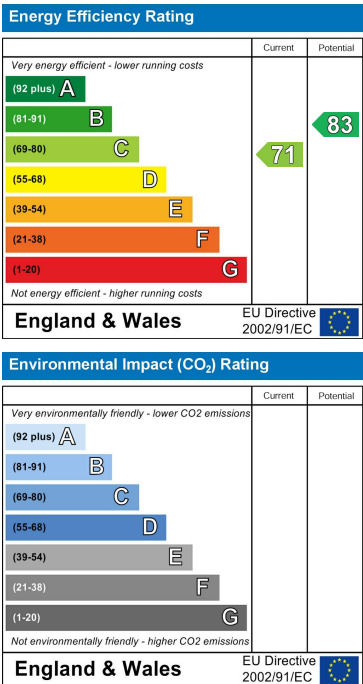
Floor Plan



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.