



GRISDALES

PROPERTY SERVICES



31 Thwaiteville, Whitehaven, CA28 9EL

£75,000

A rare find in today's market, this two double bedroom end of terrace bungalow is a genuine opportunity to create something special. Offering true single-level living, the property comes with a neutral, modern kitchen already in place, while the rest of the home is a full renovation project —a blank canvas for buyers who want a home with character, not a copy-and-paste finish. Both bedrooms are well-proportioned doubles, and outside you'll discover a large lawned garden that's increasingly hard to come by, offering space to landscape or just simply sit back and enjoy.

With bungalows in short supply and potential in abundance, this is a chance to design a home that stands apart from the rest.

Offered with no forward chain, this affordable Bungalow could be the perfect home for you!

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

Probate is currently ongoing for this property and will be granted by the time of completion.

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

ENTRANCE

Entrance is via UPVC front door into:

HALLWAY

20'11" x 3'6" (6.38 x 1.09)

Radiator, doors leading to:

LOUNGE



Gas fire. Radiator. Sliding patio doors leading to garden.

BEDROOM ONE

19'1" x 10'0" (5.82 x 3.07)



Double in size. Dual aspect double glazed windows. Radiator.

BEDROOM TWO

15'3" x 10'0" (4.67 x 3.05)



Double in size. Radiator. Built-in storage cupboard housing a Worcester boiler.

WET ROOM



Electric shower. WC and wash basin. Radiator. Wall tiling.

KITCHEN DINER

19'9" x 7'6" (6.02 x 2.31)



Range of cream wall and base units with complementary work surfaces, sink and drainer unit fitted, dual aspect double glazed windows, UPVC door leading to rear external.

REAR EXTERNAL



Large grassed lawn area with shared access path for neighbouring property.

FRONT EXTERNAL



Gated pathway leading to the front of the property,

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.

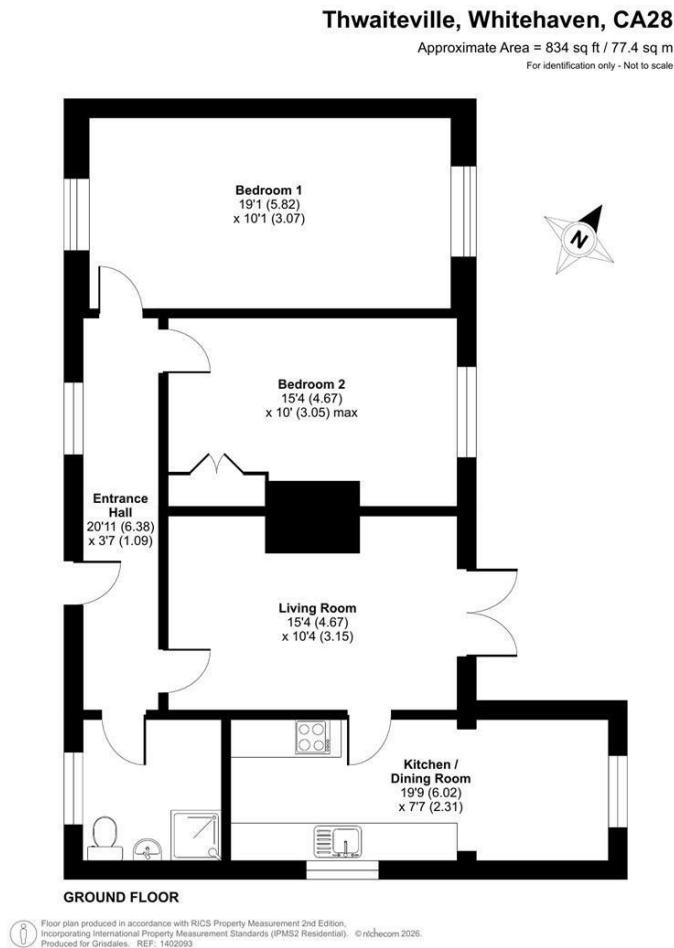
MORTGAGE ADVICE

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.

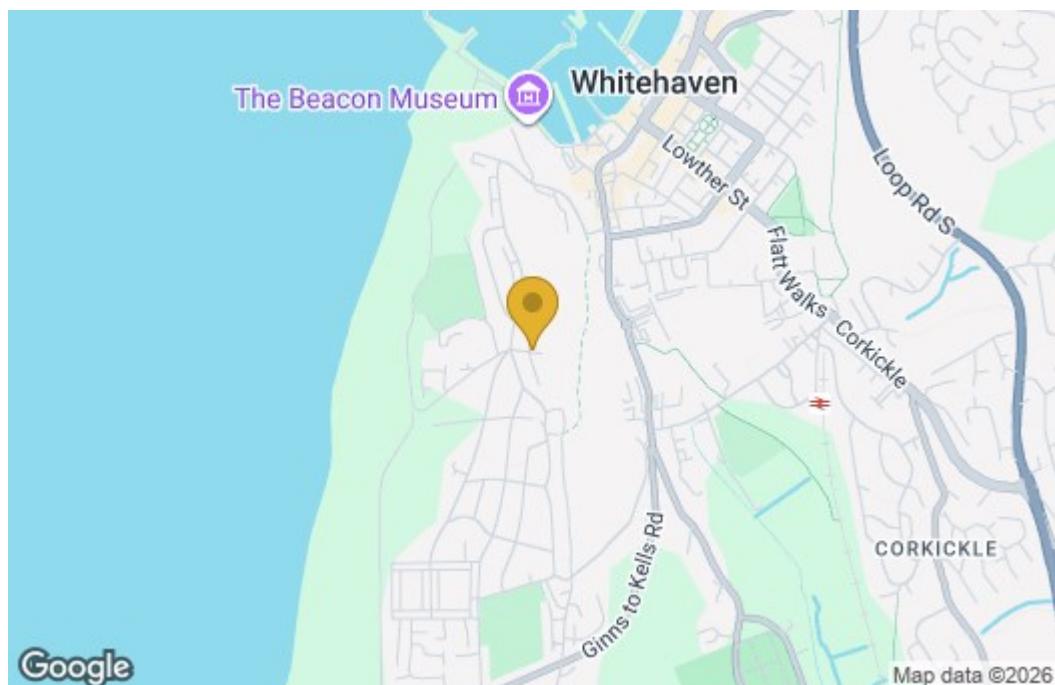
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

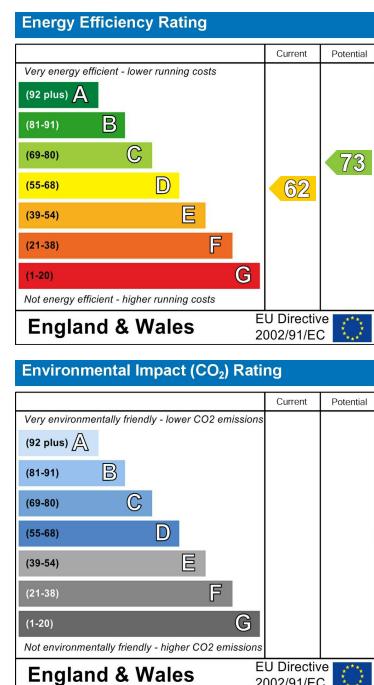
Floor Plan



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.