



1 Harrier Court, Whitehaven, CA28 8YS

£250,000

Situated on a generous corner plot, this spacious three-bedroom bungalow offers comfortable single-level living. The property boasts a driveway and garage, providing ample off-road parking. Inside, you'll find well-proportioned rooms throughout, including a bright and airy sun room that overlooks the well maintained garden. With its versatile layout and prime location, this bungalow combines convenience, space, and potential, making it an ideal home for couples, families or anyone seeking a peaceful lifestyle with easy access to local amenities.

Call us today on 01946 693931 to take a look around.

THINGS YOU NEED TO KNOW

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

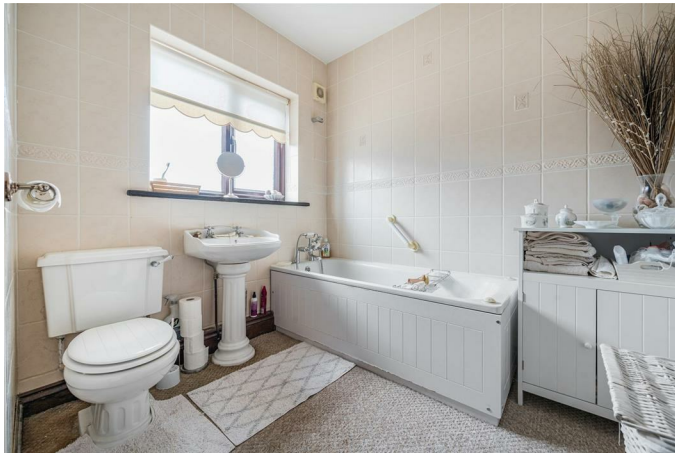
ENTRANCE

Via a brown UPVC front door, leading into:

HALLWAY

Radiator. Doors leading to:

BATHROOM



Three piece suite comprising of bath with overhead shower, W.C and wash basin. Radiator. Front aspect frosted double glazed window, complementary neutral wall tiling.

RECEPTION/DINING ROOM

24'0" x 12'5" (7.34 x 3.79)



Large room with front aspect double glazed window. Radiator. Gas fire within decorative surround leading straight through into:

SUNROOM/CONSERVATORY

9'10" x 8'1" (3.01 x 2.47)



Full roof fitted. Radiator. UPVC part glazed door leading to rear external.

KITCHEN

14'11" x 12'2" (4.57 x 3.73)



Fitted with a range of wooden wall and base units with complementary work surfaces and matching splash back. Integrated gas hob with extractor fan above. Integrated oven, microwave and grill. Plumbing for washing machine. Inset sink and drainer unit. Storage cupboard, rear aspect double glazed window, neutral floor tiling.

BEDROOM 3

9'9" x 7'8" (2.98 x 2.35)



Front aspect double glazed window. Radiator. Single in size.

BEDROOM 1

12'3" x 11'7" (3.75 x 3.55)



Side aspect double glazed window. Radiator. Double in size. Door leading to:

EN SUITE



Three piece suite comprising of walk in shower, WC and wash basin. Ceiling spotlights. Neutral wall tiling.

BEDROOM 2

11'5" x 8'0" (3.50 x 2.45)



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

FRONT EXTERNAL



Paved pathway leading to the front of the property alongside grassed lawn area. Driveway parking for one vehicle.

SIDE EXTERNAL



The property is situated on a corner plot with gated access leading to the rear of the property. Decorative shrubs and hedging.

REAR EXTERNAL



Comprising of grassed lawn area, patio seating space and decking.

GARAGE

Single in size, electric front door, lights and electric sockets fitted, wall mounted combi boiler. Door allowing access to the rear of the garage from the garden.

DIRECTIONS

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From Whitehaven take the B5295 towards Cleator Moor at the first roundabout take the first exit towards Moresby Parks. In the village turn left onto Parkfield, take the fourth left into Harrier Court.

COUNCIL TAX

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

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 2

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.

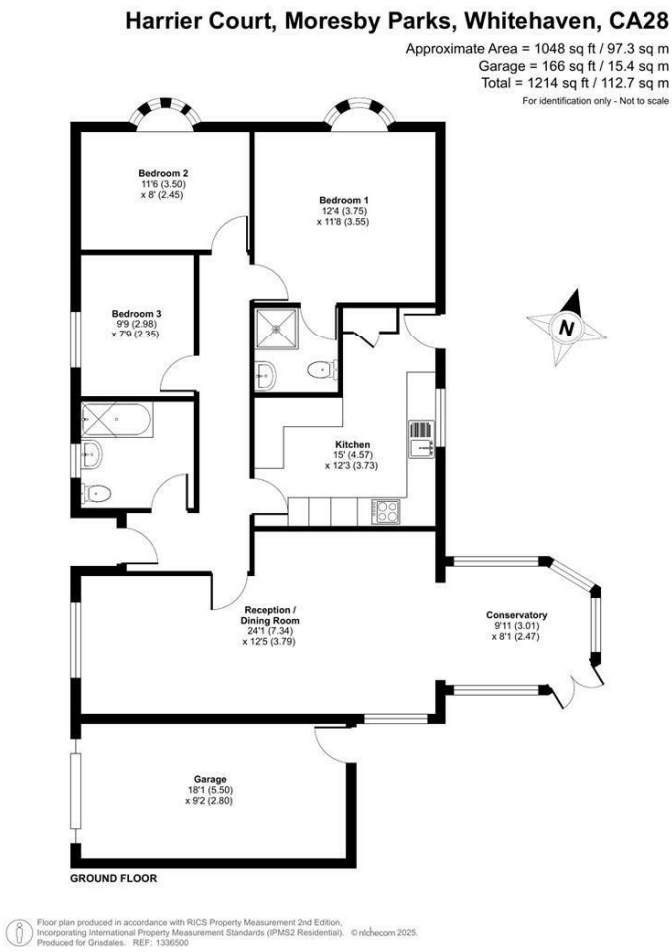
MORTGAGE ADVICE

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.

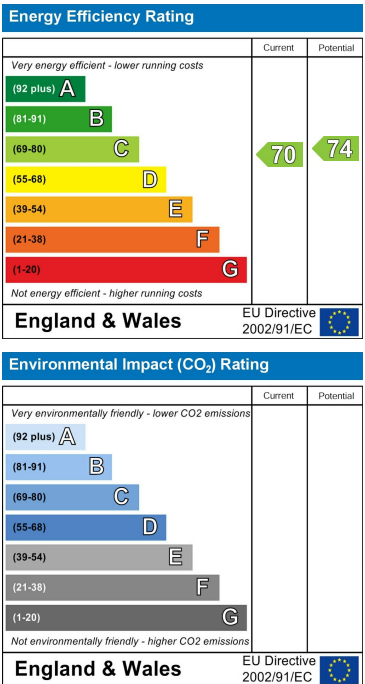
Floor Plan



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.