



# GRISDALES

PROPERTY SERVICES



**59 Richmond Hill Road, Whitehaven, CA28 8SR**

**£80,000**

Not every property needs to be finished to catch your eye!

This two-bedroom semi-detached bungalow, set on a generous corner plot, offers one of the most accessible entry points into bungalow living in the area. The value here is in the fundamentals: position, plot, and potential.

The home requires a full renovation, making it a genuine blank canvas for buyers who want to shape a space around their own ideas rather than inherit someone else's.

With employment, local hospital and schools all close by, the location works as hard as the property itself.

An opportunity offered with NO CHAIN! Make it yours today.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## ENTRANCE

Entrance is via UPVC front door into:

## VESTIBULE

Door leading to:

## LOUNGE

13'11" x 11'4" (4.26 x 3.46 )



Front aspect double glazed window. Radiator. Gas fire. Door leading to:

## KITCHEN

8'11" x 10'2" (2.73 x 3.10)



Range of wall and base units fitted with work surfaces above. Radiator, rear aspect double glazed windows. UPVC door leading to rear external.

## BATHROOM



Three-piece suite comprising of walk-in shower, W.C and wash basin, rear aspect double glazed window, white wall tiling.

## BEDROOM ONE

9'11" x 11'10" (3.04 x 3.63)



Front aspect double glazed window, radiator, double in size.

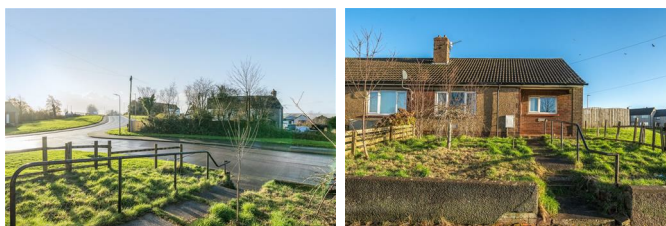
## BEDROOM TWO

8'11" x 7'7" (2.72 x 2.33)



Rear aspect double glazed window, radiator, small double in size.

## FRONT EXTERNAL



Steps leading to the front of the property accompanied by grass lawn area. Large corner plot leads to rear external. Again, mostly laid to lawn.

## SIDE AND REAR EXTERNAL



## DIRECTIONS

W3W///suspect.alpha.cheater

## 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.

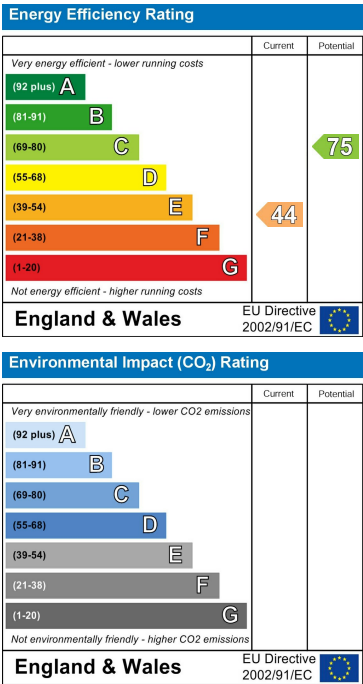
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.