



# GRISDALES

PROPERTY SERVICES



## 37 Central Road, Whitehaven, CA28 9EG

**£100,000**

Create a home that reflects style and vision with this affordable property, offering endless potential.

Whether you're a first-time buyer looking to take that exciting first step onto the property ladder or a growing family searching for more space, this home presents a fantastic opportunity to put down roots in a sought-after location.

Inside, three generously proportioned bedrooms provide for modern family living, home working, or accommodating guests, ensuring the property can adapt to your changing needs for years to come. The spacious layout offers a wonderful foundation to personalise and enhance, a home that is truly yours.

Outside, the substantial front and rear gardens are a real highlight. Offering ample space for children to play safely, summer gatherings with family and friends, or for gardening enthusiasts to cultivate and enjoy, these outdoor areas provide a rare sense of freedom and possibility.

The location is equally appealing, with highly regarded infant and junior schools quite literally on your doorstep, making day-to-day family life that little bit easier. Adding to the home's appeal are the breath taking elevated views across Whitehaven, stretching towards the beautiful Lakeland Fells, creating an ever-changing backdrop to enjoy throughout the seasons.

Combining affordability, space, stunning outlooks, and exceptional potential, this is a property that offers not just a house to live in,

Helping you find your perfect new home...

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

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## THINGS YOU NEED TO KNOW

The property is Freehold and benefits from mains gas, electric and water supplies.

### ENTRANCE HALLWAY

Access via a UPVC double glazed front door with frosted glass panel. Radiator. Stairs to the first floor landing. Large understairs storage cupboard.

Door to:

### LOUNGE

16'0" x 11'11" (4.88 x 3.64)



Front aspect double glazed window, radiator, gas fire set in surround with hearth. Television point, meter cupboard, large understairs storage cupboard and door to the kitchen.

### KITCHEN

6'10" x 9'5" (2.09 x 2.88)



Fitted with a range of wall and base units with complementary work surfaces and tiled surrounds. Inset stainless steel sink unit, space for a freestanding oven and hob, plumbing for a washing machine, rear aspect double glazed window, radiator, door left to the:

## BATHROOM

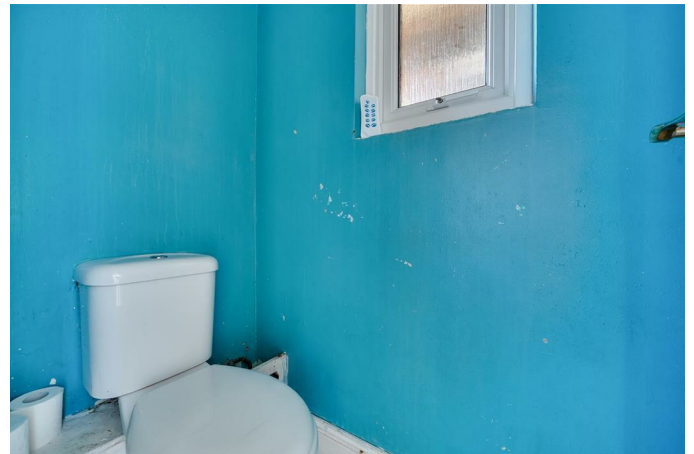


Bathroom has a white two-piece suite comprising of a bath with mixer tap and shower over, hand basin, frosted glass double glazed window, radiator and storage cupboard.

### REAR ENTRANCE

Accessed back through the Kitchen. UPVC double glazed door with frosted glass panel. Door to:

### W.C.



Frosted glass double glazed window.

### STAIRS TO FIRST FLOOR LANDING

Accessed from the entrance hallway. Doors to:

### BEDROOM ONE

16'2" x 9'11" (4.94 x 3.03)



Double bedroom with front aspect Twin double glazed windows, radiator. Under stairs storage cupboard.

### BEDROOM TWO

11'8" x 10'9" (3.58 x 3.30)



Double bedroom with rear aspect double glazed window and radiator.

### BEDROOM THREE

11'11" x 8'2" (3.65 x 2.50)



Double bedroom with rear aspect, double glazed window, radiator, television point, and large storage cupboard.

### EXTERNAL



The property benefits from gardens, front and rear, which are mainly laid to lawn alongside spectacular views across

Whitehaven and the surrounding Fells. The rear garden also has an outside storage shed and parking is on street.

### 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

### DIRECTIONS

W3W:///joke.frown.vase

### 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.

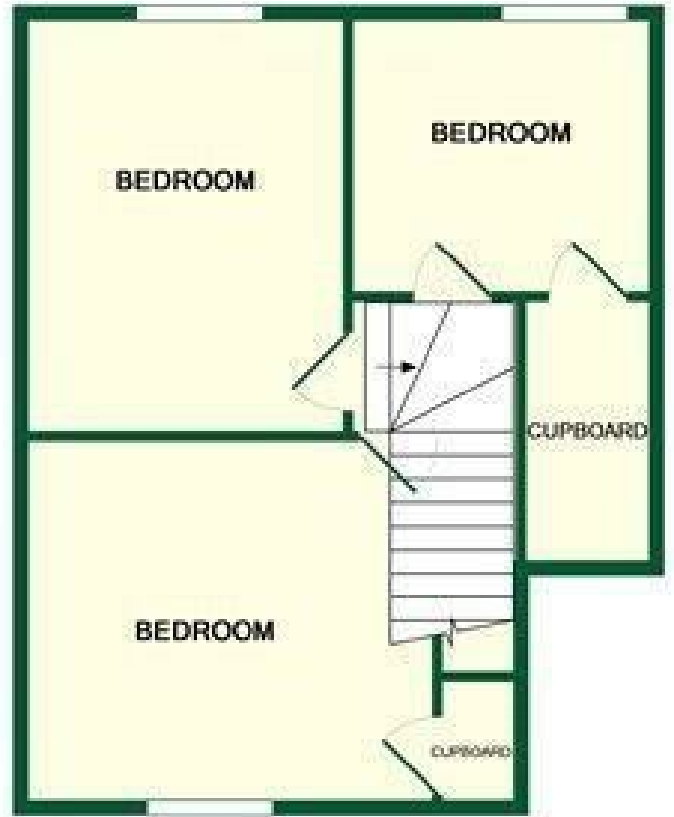
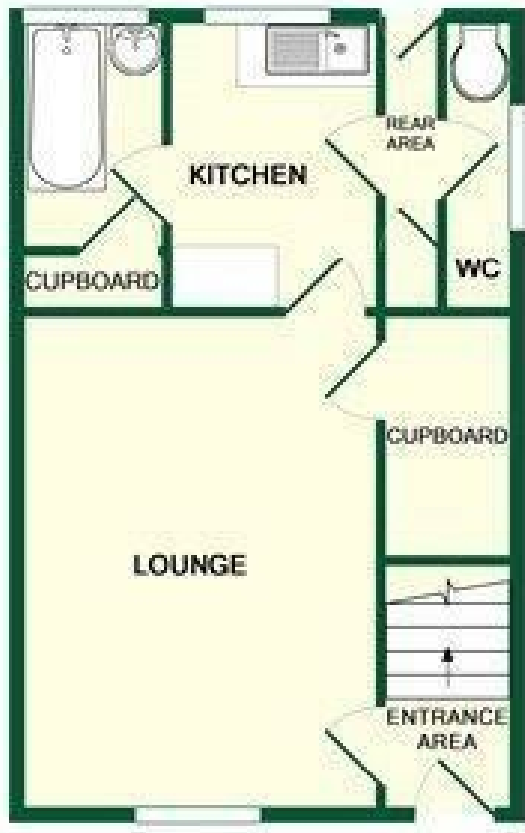
### **MORTGAGE ADVICE**

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.

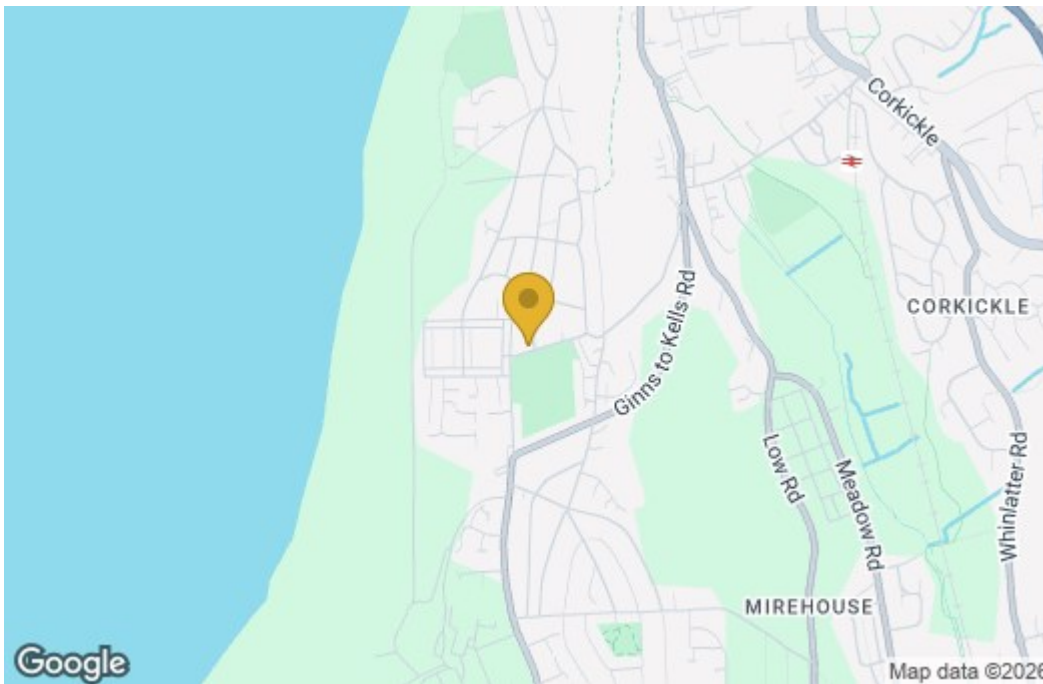
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

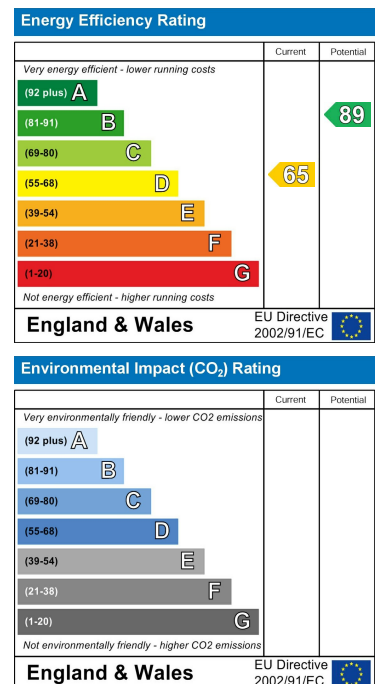
Floor Plan



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.