



30 Leathwaite, Whitehaven, CA28 7UG

£235,000

Combining space, style, and a sought-after setting....

Be Quick! Set in a highly desirable location, this beautifully presented three-bedroom semi-detached home offers spacious living and generous bedroom sizes, making it perfect for families.

The property boasts a bright and welcoming interior that has been well maintained throughout with several upgrades made along the way, creating a home that is ready to move straight into. Outside, you'll find a fantastic family-sized garden—ideal for entertaining, relaxing, or for children to play.

Further benefits include a private driveway and garage, providing ample parking and convenient storage. This will be snapped up in no time, Early Viewings are advised.

THINGS YOU NEED TO KNOW

The property is Freehold and benefits from Mains Gas, Electric, Water and Drainage services.
The property has a water meter.

ENTRANCE HALLWAY

Spacious entrance hallway, stairs to the first floor landing and doors to:

RECEPTION ROOM / DINING ROOM

24'1" x 13'5" (7.36 x 4.11)



Beautiful light and airy space benefitting from both front and rear facing double glazed windows allowing a seamless flow of natural light to enter the property. Recent upgrades modernising the fireplace and bringing a general modern feel into this family space. Ample room for families to grow and allows quality family time around the dining table.

KITCHEN

10'2" x 9'6" (3.10 x 2.90)



Range of wall and base units with complimentary work surfaces and white tiled surrounds, integral electric oven and gas hob with stainless steel extractor hood over, inset sink unit with mixer tap and access to:

UTILITY ROOM

5'8" x 6'0" (1.73 x 1.85)



Accessed also via the rear entrance, a handy utility room keeping your family washing away from the Main Kitchen space. Plumbing for a washing machine alongside ample space for a tumble dryer. Wall mounted combi boiler and handy W.C.

GARAGE

16'6" x 8'11" (5.05 x 2.74)

Accessed Internally, also from the rear Entrance.
Great Sized Garage with power, lighting and pull up and over front Door.

BACK FROM THE ENTRANCE HALLWAY

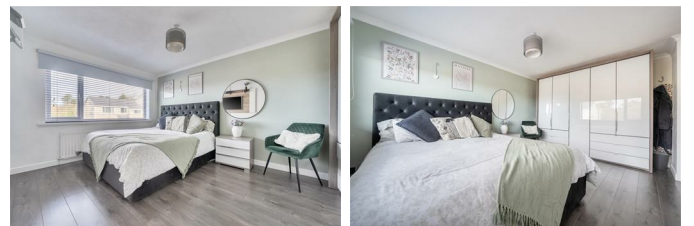
Stairs lead to:

FIRST FLOOR LANDING

Airing cupboard, loft access and doors to:

BEDROOM ONE

14'6" x 13'3" max (4.42 x 4.06 max)



Master Double bedroom facing to the front of this lovely home. Neutrally presented including a range of fitted wardrobes for additional storage needs.

BEDROOM TWO

12'7" x 9'3" (3.86 x 2.84)



Beautifully presented Double bedroom facing to the rear of the home.

BEDROOM THREE

9'10" x 7'8" (3.02 x 2.34)



Generous Single Bedroom facing to the front of the home with additional inbuilt storage cupboard. A perfect Nursery, Home Office or Dressing Room.

BATHROOM



White three piece suite comprising of a bath with shower over, W.C and Wash Hand Basin. Fully tiled walls and contrast flooring.

EXTERNAL - FRONT



Great sized Driveway providing off road parking for two vehicles and access to the Garage,

EXTERNAL - REAR



Family sized rear garden, mainly laid to lawn with perfectly placed seating area and handy side access.

DIRECTIONS

From the A595 travelling towards Workington from Whitehaven, passing through the Traffic Lights at the Top of Inkerman terrace, take the second Left Hand Turn onto Leathwaite. Follow the road around to the Right, and then turn left and the property can be found on the left hand side.

COUNCIL TAX

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

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.

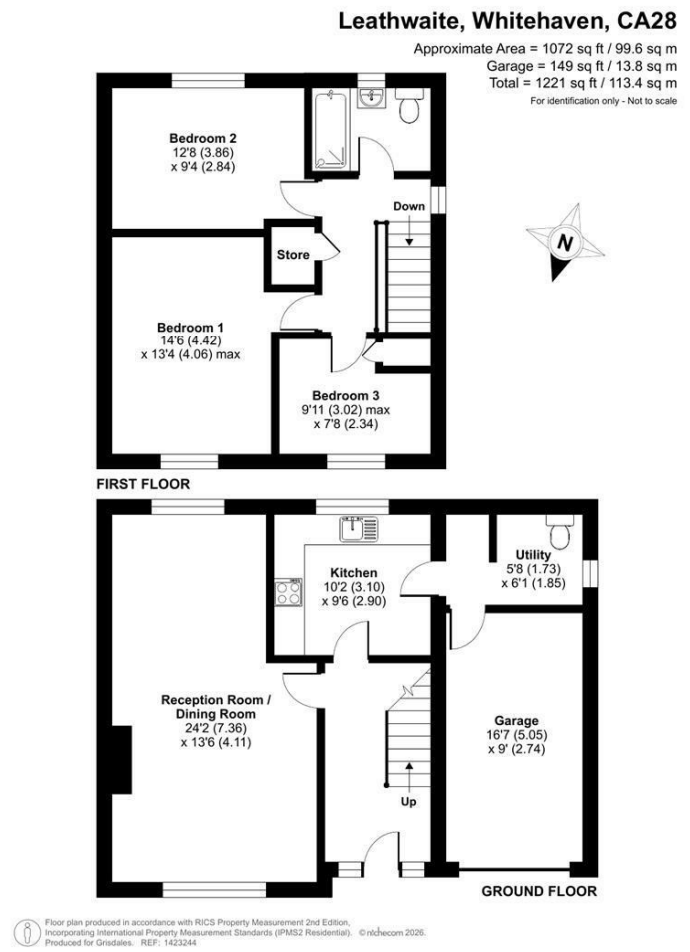
MORTGAGE ADVICE

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.

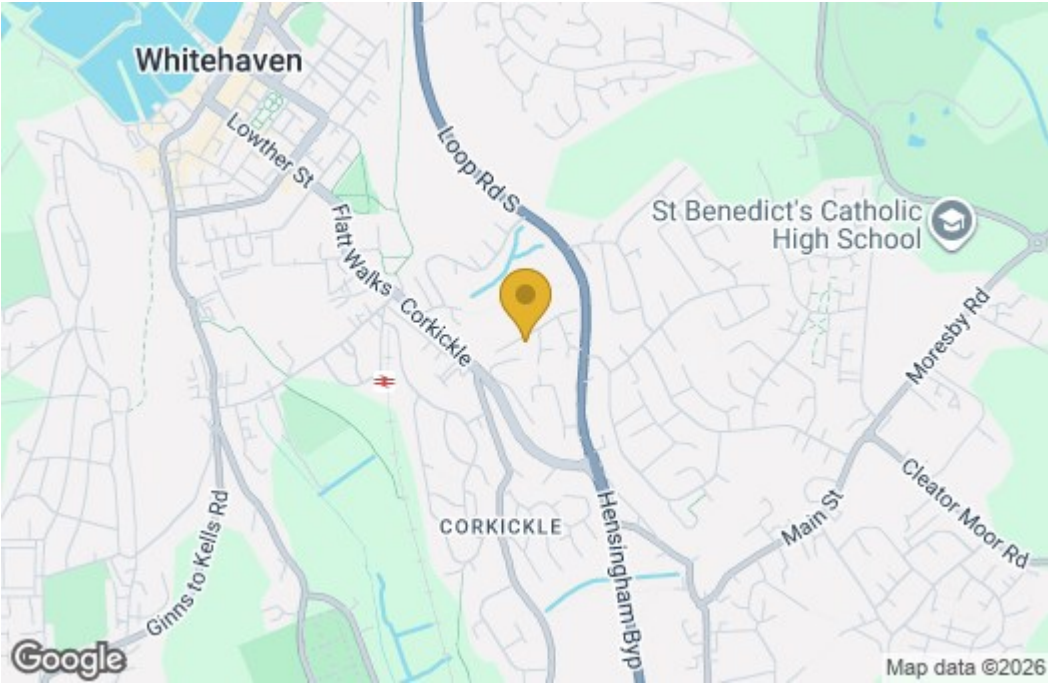
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

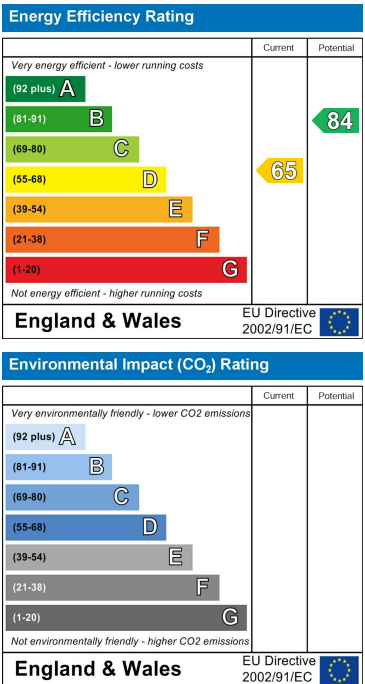
Floor Plan



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.