GRISDALES
PROPERTY SERVICES

28 Monkwray Cottages, Whitehaven, CA28 9EA

£185,000

Fresh, modern and ready to move into, this stylish bungalow offers easy, low-maintenance living with a surprising twist — a private woodland shortcut straight into town!

Recently updated throughout, it features a sleek kitchen with dining space, a bright lounge with French doors to the garden, two generous double bedrooms offering flexibility for guests or home working alongside a stylish Shower Room.

Outside, the landscaped garden makes the most of its hillside setting, with two patio areas, a lawn and a private gate leading directly into the woods. There's also off-road parking to the front and additional large external storage area. Tucked away on a quiet lane yet within easy reach of town and local schools, this is a smart choice for downsizers, first-time buyers or anyone looking for a hassle-free home with a little extra character.

THINGS YOU NEED TO KNOW
The property is Freehold and benefits from mains gas, electric, water and drainage services.

ENTRANCE PORCH
Newly fitted front door, with space for coats and shoes. Door to:

KITCHEN / DINING ROOM
16'0" x 8'9" (4.90 x 2.67)

Modern Kitchen fitted recently with eye catching white and wood wall and base units to include integrated appliances. Newly fitted double glazed window and ample space for a dining table. Recently fitted wall mounted boiler.
Door to:

LOUNGE
14'1" x 13'4" (4.31 x 4.08)

Lovely and light, boasting double doors and large paneled windows to the rear garden.
Door to:

INNER HALLWAY
Doors to:

BEDROOM ONE
15'0" x 8'11" (4.58 x 2.73)

Double facing front facing bedroom, nicely decorated.

BEDROOM TWO
14'6" x 9'6" (4.42 x 2.91)

Rear facing double bedroom, tastefully decorated and access to the loft space.

SHOWER ROOM
7'5" x 5'1" (2.27 x 1.55)

Stylish three piece suite comprising of a double shower cubicle, WC and wash hand basin. Fully tiled wall and floor coverings for easy maintenance.

EXTERNAL - FRONT

Parking is available via the private driveway. Step down to the property and you'll find a small front garden alongside large wooden hut, ideal for storage.

EXTERNAL - REAR

The rear garden is fabulous! it has been landscaped beautifully, featuring two patio areas and a well-maintained lawn that leads down to a private gate straight into the woods. Imagine having your morning cup of coffee whilst listening to the birds tweet - not forgetting the lovely views accross to the nearby fells.

DIRECTIONS

W3W: ///goggles.handover.windpipe
From Monkwray Brow, following the one way system towards Kells, turn Right at the top of the hill towards the Garages. Continue straight along this lane and the property can be located towards the top on the right hand side.

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.

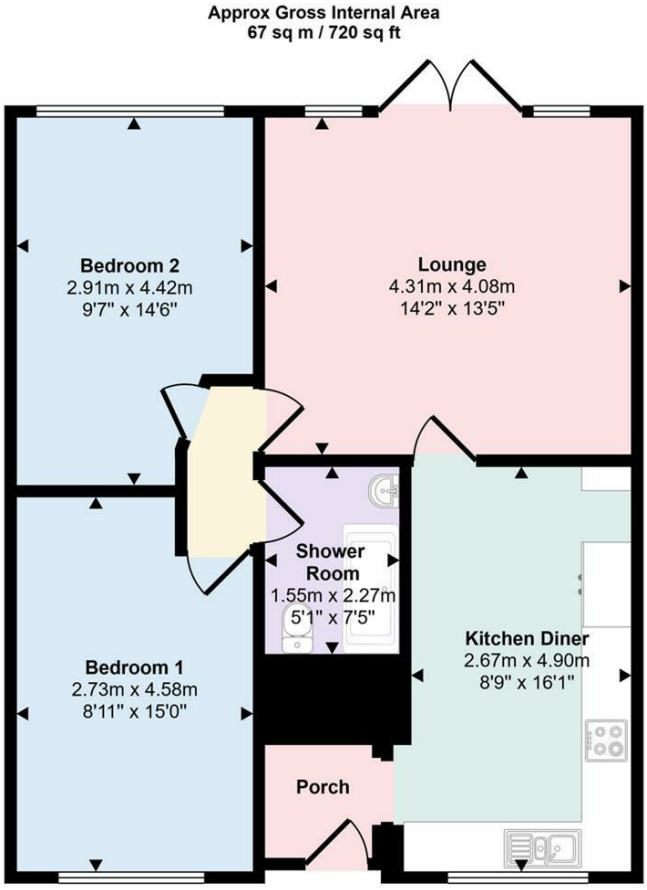
MORTGAGE ADVICE

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.

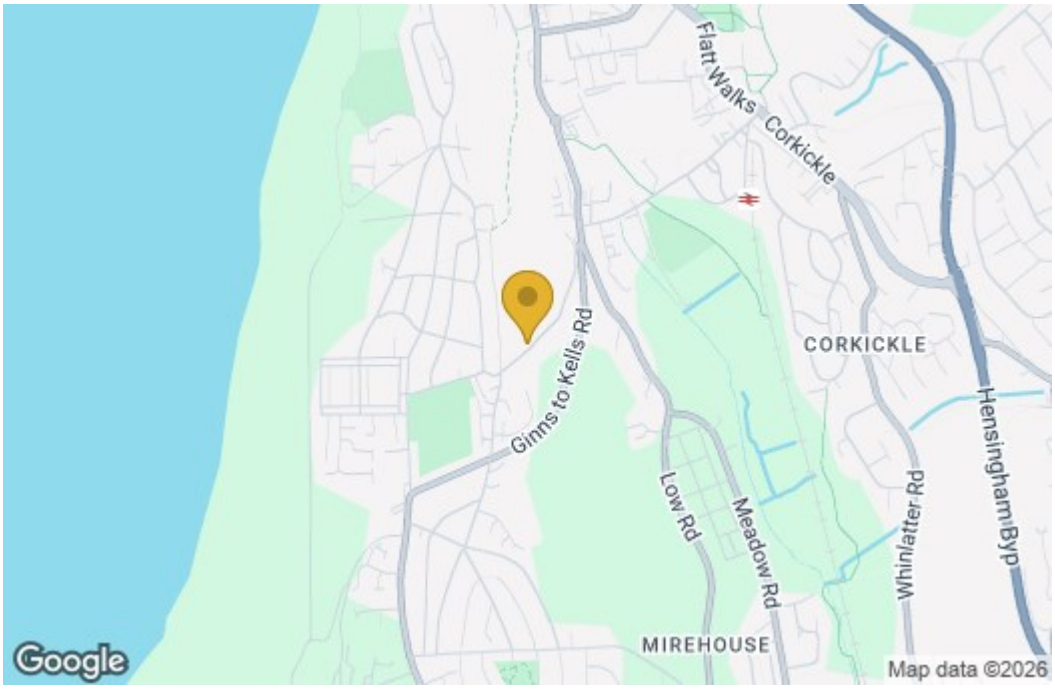
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

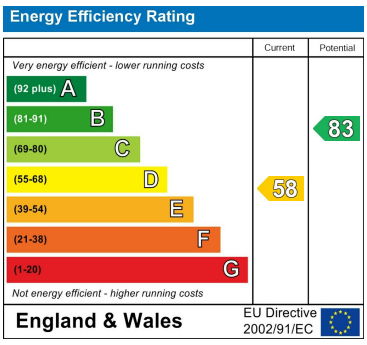


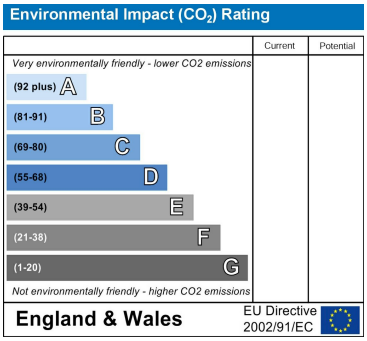
Floorplan

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.