



## 26 Hugh Street, Whitehaven, CA28 6DG

**£75,000**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\*

Is this the project "Hugh" have been waiting for??? This 2-bedroom mid-terrace home with an extra attic room is packed with potential and ready for someone to make it shine again.

Inside, you'll find plenty of living space, including a bright lounge, dining area and kitchen that's just waiting for a modern touch. Upstairs there are two generous bedrooms, family bathroom plus a versatile attic room that could be ideal as a home office, hobby space or cosy snug. To the rear, there's a low-maintenance yard, perfect for sitting out, enjoying the sunshine, or keeping things simple and tidy.

For sale with NO ONWARD CHAIN - This home does need some updating, but it offers a fantastic opportunity for first-time buyers, families or investors looking to add value and create something special. With Whitehaven town centre, shops and schools all within easy reach, it's a great spot to settle or invest. To arrange a viewing call us today on 01946 693931

## THINGS YOU NEED TO KNOW

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

## ENTRANCE HALL

Stairs to the first floor landing and door to:

## DINING ROOM

14'4" x 11'8" (4.39 x 3.56)



Great family dining space with gas fire set in surround benefitting from double glazed French doors to garden radiator, telephone point, archway to Living Room and door to Kitchen.

## LIVING ROOM

11'9" x 11'6" (3.59 x 3.53)



Front aspect double glazed window and radiator

## KITCHEN

15'7" x 6'7" (4.75 x 2.02)



Fitted with a range of wall and base units with matching work surfaces and blue tiled surrounds, integral oven, hob and stainless steel extractor hood, inset sink unit, double glazed window and door to access the rear yard.

## STAIRS AND FIRST FLOOR LANDING

Back from the entrance hall, stairs lead to the first floor landing, with doors to:

## BEDROOM ONE

15'0" x 11'10" (4.59 x 3.63)



Front aspect Double Bedroom with twin double glazed windows, radiator, inbuilt wardrobe/ storage space.

## BEDROOM TWO

14'4" x 8'7" (4.37 x 2.63)



Rear aspect Double Bedroom with double glazed window and radiator.

## BATHROOM



White three piece suite with white comprising of a bath, W.C and wash hand basin. Dark blue tiled surrounds complimenting the Bath, double glazed frosted glass window and airing cupboard.

## STAIRS TO SECOND FLOOR

Back from the first floor landing, stairs lead to:



## ATTIC ROOM

23'7" x 16'1" (7.19 x 4.91)



Use your imagination - whether you're seeking a cosy snug, home office or craft room - this could be perfect.

## FRONT EXTERNAL



Parking is on street.

## REAR EXTERNAL



Rear, low maintenance yard with gate access to rear lane.

## DIRECTIONS

W3W///cubs.simple.rides

The property is best approached from Whitehaven Town Center following the one way system passed Tesco, turning left up towards Bransty and turning immediately right onto Sea View Road. Follow the road to the top onto Lonsdale Street then turning right onto Hugh Street. Number 26 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 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

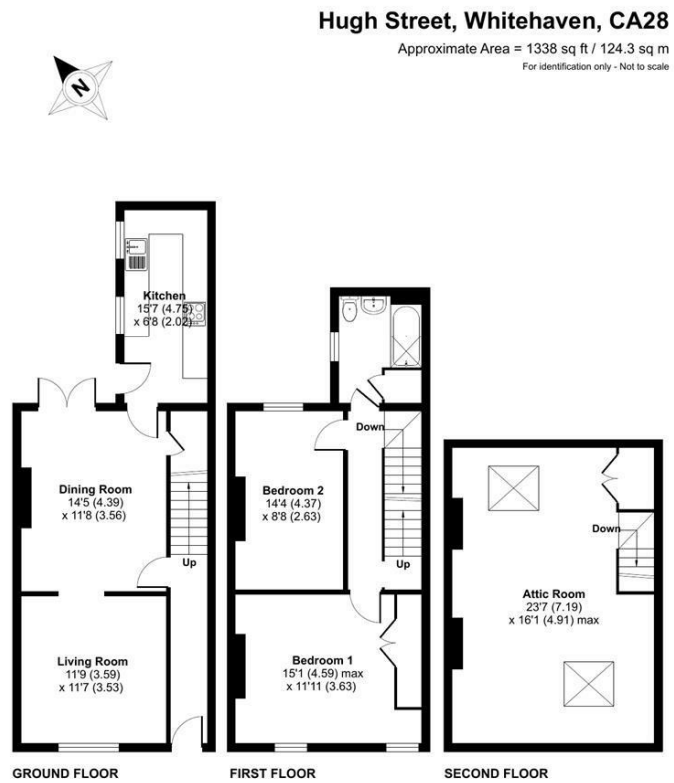
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the

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.

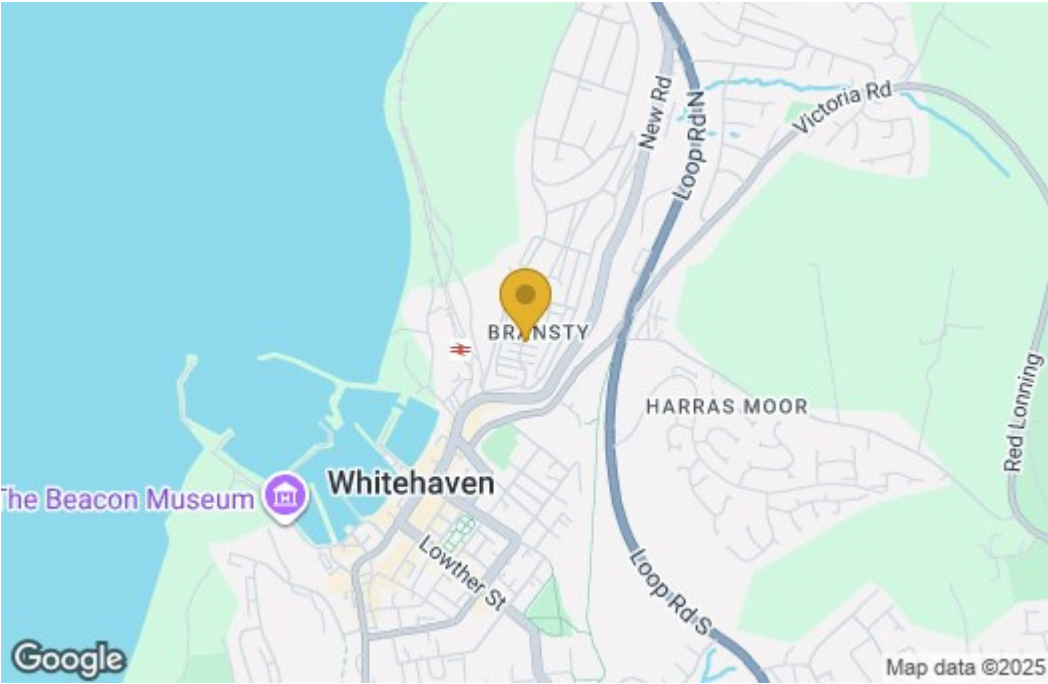
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

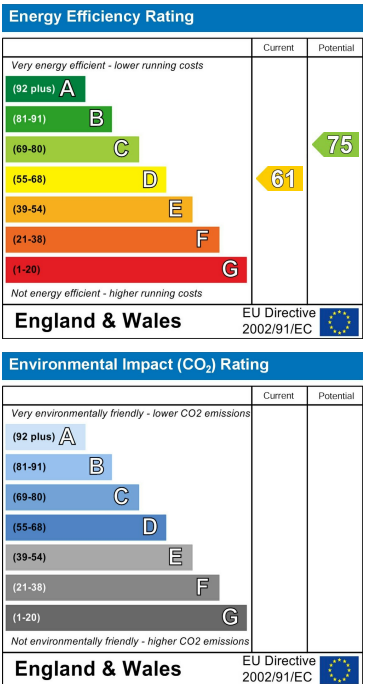


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rickrecom 2024. Produced for Grisdales. REF: 1369924

Area Map



Energy Efficiency Graph



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