



GRISDALES

PROPERTY SERVICES



102 Tomlin Avenue, Whitehaven, CA28 8BT

£80,000

A home for those with vision! This traditional three-bedroom semi-detached property presents a blank canvas in one of the area's consistently sought-after locations. Behind its familiar façade lies a home ready for transformation. The ground floor centres around a naturally bright, open plan lounge and dining space—offering excellent proportions and flexibility—while a rear conservatory offers outlook onto an impressively sized garden, hinting at the lifestyle this property could deliver once reimagined. Upstairs, three well-sized bedrooms and a family bathroom provide the foundations for a comfortable family layout, all awaiting a programme of renovation. Every room offers scope to add value, personality and truly make the space your own.

Positioned within easy reach of local shops, schools, and everyday amenities, this is a location that continues to appeal to families and long-term homeowners alike. This is not just a property—it's a project with genuine scope, ideal for buyers looking to create something special rather than settle for the ordinary.

Helping you find your perfect new home...

www.grisdales.co.uk

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ENTRANCE

Via uPVC front door into:

HALLWAY

Radiator, understairs storage cupboard, stairs leading to 1st floor, doors leading to:

LOUNGE/DINER

24'1" x 12'7" (7.36 x 3.85)



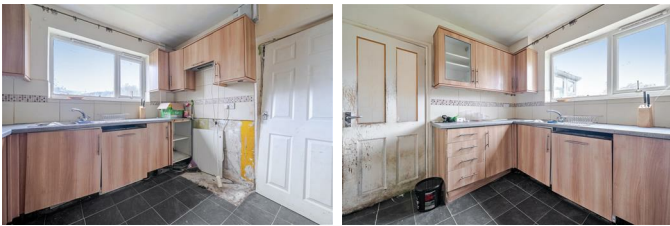
Two radiators, fireplace surround, front aspect double glazed window. French doors leading to:

CONSERVATORY

Radiator. Doors leading to rear external.

KITCHEN

10'2" x 9'6" (3.10 x 2.91)



In need of replacing; Range of wooden wall and base units with work surfaces. Rear aspect double glazed window (needs replacing), inset sink and draining unit, neutral wall tiling, built-in storage cupboard, doorway leading to:

INNER HALLWAY

Tiled flooring, door leading to side external.

FIRST FLOOR LANDING

Side aspect window, loft hatch, doors leading to:

BATHROOM

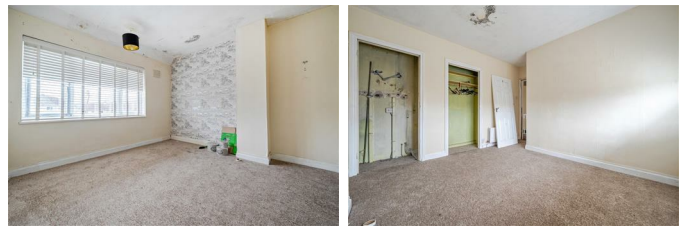
5'6" x 7'8" (1.69 x 2.35)



Three-piece suite comprising of bath with overhead electric shower, W.C and wash basin set within units, dual aspect frosted double glazed windows, heated towel rail, neutral wall tiling.

BEDROOM ONE

11'3" x 10'3" (3.44 x 3.14)



Front aspect double glazed window, double in size, radiator, built-in storage cupboards.

BEDROOM TWO

10'3" x 12'7" (3.13 x 3.86)



Rear aspect double glazed window, radiator, double in size. Built-in storage cupboard.

BEDROOM THREE

8'2" x 8'5" (2.49 x 2.57)



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

FRONT EXTERNAL



Gated pathway leading to the front of the property, alongside grass lawn.

REAR EXTERNAL



Large corner plot with grassed lawn area and patio seating area.

DIRECTIONS

W3W///giggles.natural.quits

The property is best approached from the A5094 from Whitehaven take a right onto Foxhouses Road until this

becomes Bleng Avenue. Continue onto Whinlatter Road and at the roundabout take the first left, park on the road and take a left down the footpath where the property is located at the end displaying a Grisdales for sale sign.

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.

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.

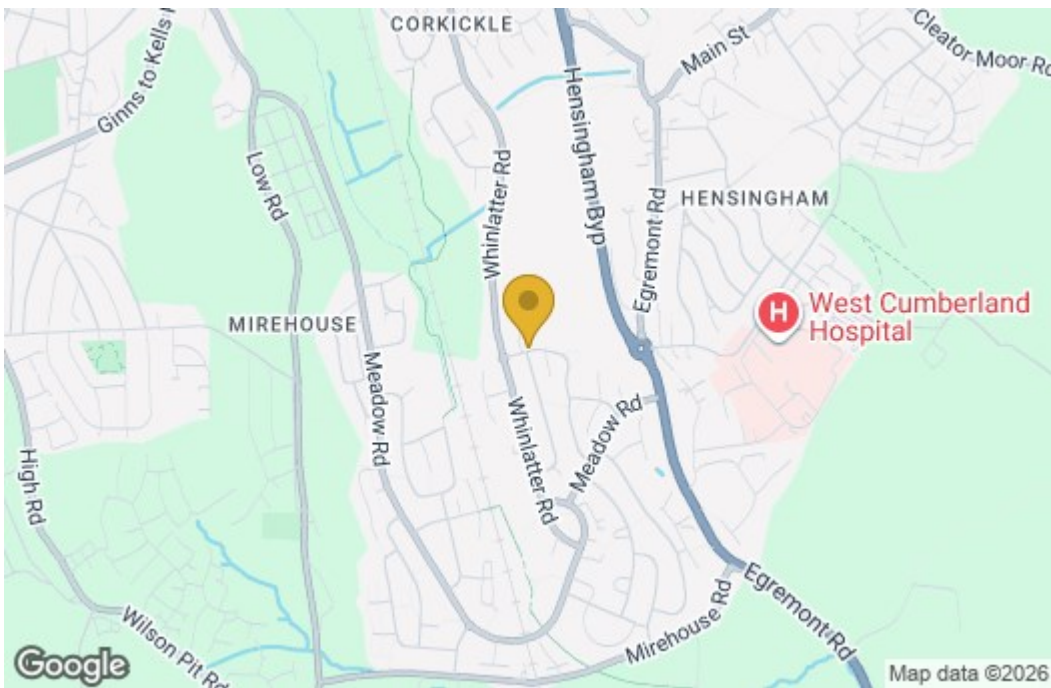
MORTGAGE ADVICE

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.

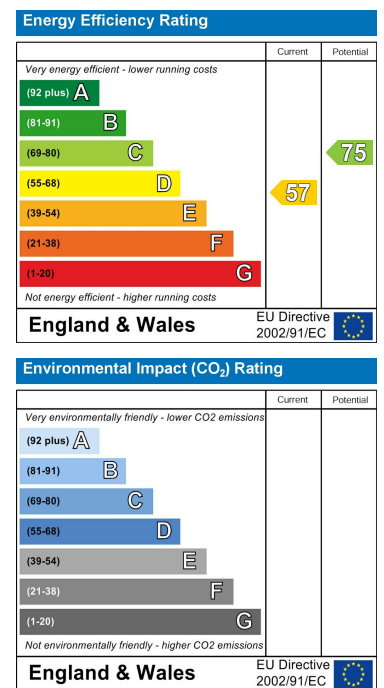
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.