



# GRISDALES

PROPERTY SERVICES



## The Bungalow Woodhouse Road, Whitehaven, CA28 9LN

**£210,000**

Something a little bit different... detached, versatile and full of endless possibilities - An unexpectedly large Bungalow, sitting at almost 150m<sup>2</sup>.

Offered for sale with NO ONWARD CHAIN, this detached bungalow has been a much-loved family home for decades and is now ready for its next chapter. Bring along a pen and paper and sketch out your dream home. Internally, the property offers a wealth of opportunity to reconfigure and tailor the space to suit your needs. Whether you're looking to create a three or four bedroom layout, the flexible accommodation allows you to make it happen. The generous inner hallway provides further potential, with scope to create an additional bathroom or even a Jack and Jill bathroom serving the two principal bedrooms.

Externally, the home continues to impress with a gated driveway and beautiful wrap-around gardens, offering privacy and the perfect setting for summer entertaining.

A unique home with enormous potential — ready for you to make your own.

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 electricity, water and drainage supplies.

The Bungalow has a water meter.

The Bungalow has an alarm system installed.

During the current ownership, the property has had new double glazed doors and windows throughout.

## ENTRANCE HALL

6'7" x 5'10" (2.01 x 1.78 )

Principle entrance from the front of the property leading into:

## INNER HALLWAY

10'5" x 7'10" (3.20 x 2.41 )

Spacious with loft access, storage/cloaks cupboard and provides access to the right hand side to:

## LIVING ROOM

17'3" x 13'10" (5.26 x 4.22)



Dual aspect double glazed windows offering views towards the Fells, radiator and fireplace.

Double doors to:

## KITCHEN/DINER

16'0" x 14'0" (4.90 x 4.29 )



A great space currently configured with a range of wall and base units, inset stainless steel sink unit, oil fired boiler, Aga and property alarm system.

Dual aspect double glazed windows.

Door to the Inner Hallway and door to the Porch.

## PORCH

6'4" x 5'4" (1.94 x 1.63)

Providing access from The driveway into the property.

Back from the Inner Hallway, Access to:

## BEDROOM ONE

15'3" x 13'10" (4.67 x 4.24 )



Master Double Bedroom with double glazed window, radiator and built in double wardrobe

## BEDROOM TWO

13'3" x 12'5" (4.04 x 3.81 )



Double Bedroom with double glazed window, radiator and fitted bedroom furniture.

## W.C

W.C and double glazed window.

## BEDROOM THREE

13'3" x 9'10" (4.06 x 3.02 )



Double Bedroom with double glazed window and radiator.

## RECEPTION ROOM/ADDITIONAL BEDROOM

13'10" x 12'5" (4.24 x 3.81)



A separate, no through access room which could easily be used as an additional reception room, the perfect home office working space or possibly the fourth Bedroom. Double glazed window, radiator and fireplace.

## BATHROOM



Three piece suite comprising of a bath, W.C and wash hand basin.

Partly tiled wall coverings, double glazed frosted glass window and storage cupboard.

## EXTERNALLY



The property sits on a well proportioned plot with well maintained wrap around gardens, gated off road parking and ample storage spaces.

## EXTERNAL - VIEWS



Sitting in an elevated position, the property benefits from lovely views across Whitehaven towards nearby Fells.

## DIRECTIONS

W3W///detect.mouths.padding

## 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 Grisdals office.

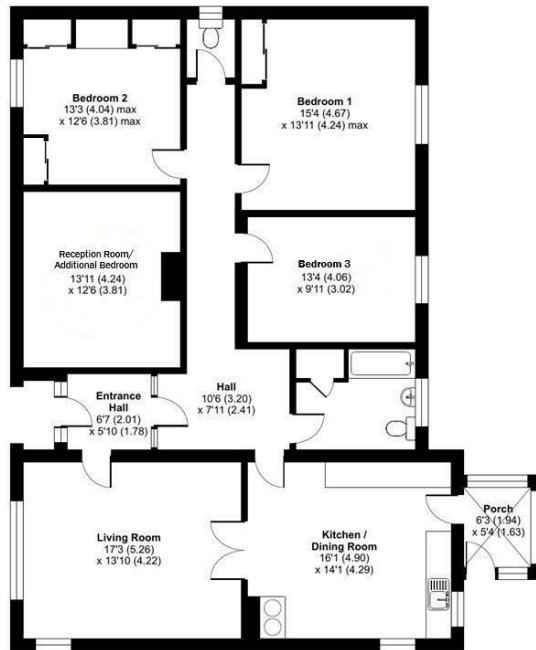
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

### Woodhouse Road, Whitehaven, CA28

Approximate Area = 1591 sq ft / 147.8 sq m

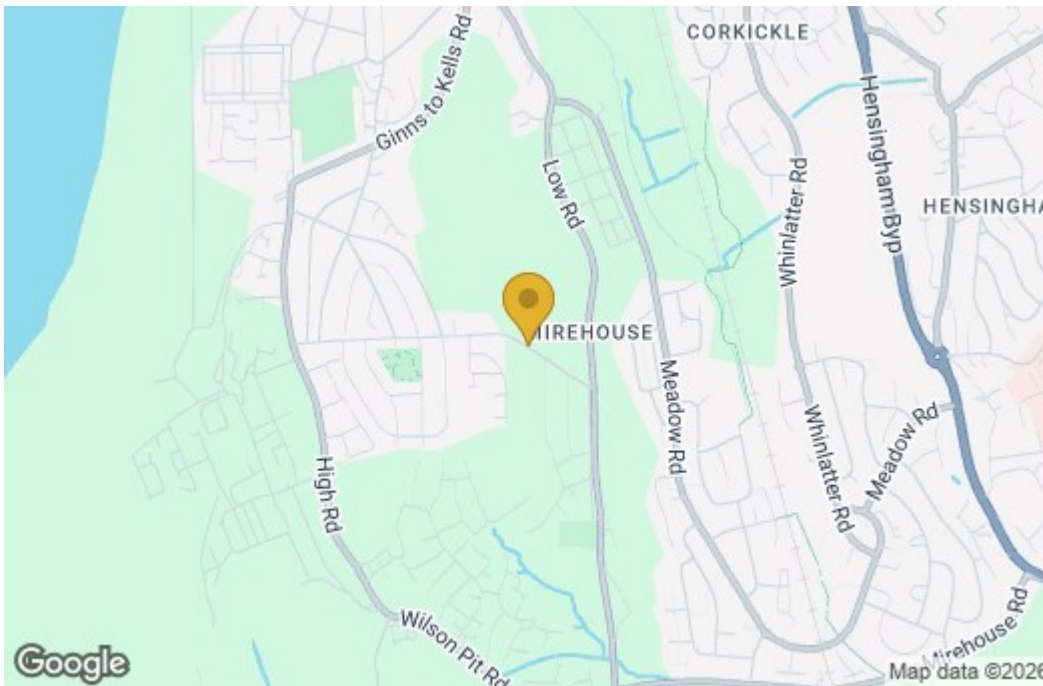
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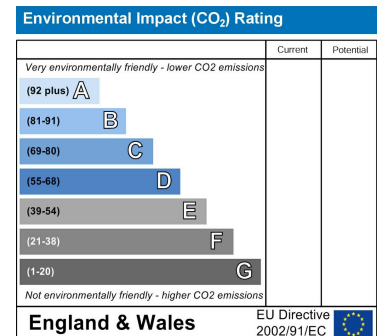
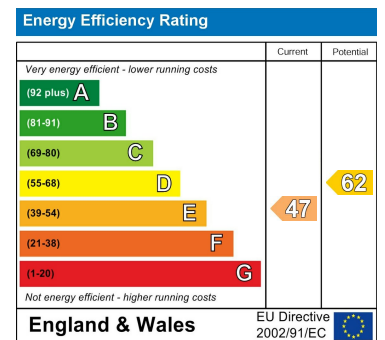
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rinchcom 2025. Produced for Grisdales. REF: 1388976

## Area Map



## Energy Efficiency Graph



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