



90 Laurel Bank  
, Whitehaven  
CA28 6SW

House - Detached



3



2



2



62



GRISDALES  
PROPERTY SERVICES

£245,000

### Key Highlights

- Located within one of the area's most established and highly sought-after residential settings
- Spacious living areas designed to accommodate modern family life
- Garage offering additional parking, storage or workshop potential
- Bright, well-proportioned accommodation with natural light throughout
- Private rear garden offering a peaceful space to relax, entertain and enjoy outdoor living
- Opportunity to secure a substantial family home in a location where properties are consistently in demand

90 Laurel Bank, Whitehaven





## Welcome to Laurel Bank, Whitehaven

Homes in this location are always in demand, and it's easy to see why. Set on a generous plot, this is a family home that gets the fundamentals exactly right – bright, spacious rooms, a practical layout, and a real sense of privacy both inside and out.

Natural light flows throughout the property, enhancing the proportions of the accommodation and creating a warm, welcoming feel in every room. The living space is perfectly suited to busy family life, offering flexibility, comfort, and room to grow.

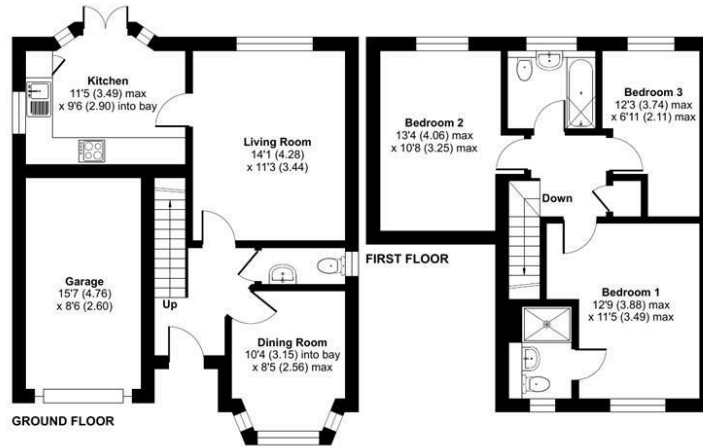
To the rear, the private garden provides a peaceful escape from the day-to-day, with plenty of space for children to play, summer entertaining, or simply enjoying the surroundings. A driveway and garage add further practicality, completing a home that balances lifestyle and convenience with ease.

Well-maintained, generously sized, and positioned in one of the area's most established and sought-after settings, this is the kind of property buyers wait for.

Floorplan

Laurel Bank, Whitehaven, CA28

Approximate Area = 932 sq ft / 86.5 sq m  
Garage = 133 sq ft / 12.3 sq m  
Total = 1065 sq ft / 98.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Grisdale. REF: 1477946

Total Floor Area:  
1065.00 sq ft

### **LOCAL COMMUNITY - CA28**

CA28, centered on Whitehaven, offers a welcoming coastal community with a strong local identity, combining historic charm around Whitehaven Harbour and attractions like The Beacon Museum with easy access to the western Lake District and nearby beaches such as St Bees Beach. The area is well-served by a range of primary and secondary schools, convenient everyday shopping including Tesco Superstore Whitehaven, Morrisons Whitehaven and Aldi Whitehaven, along with essential public services such as West Cumberland Hospital and local transport links via rail and bus. Altogether, CA28 presents a practical and affordable place to live, appealing to families and professionals alike with its balance of amenities, community spirit and scenic surroundings.

### **THINGS YOU NEED TO KNOW**

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

### **DIRECTIONS**

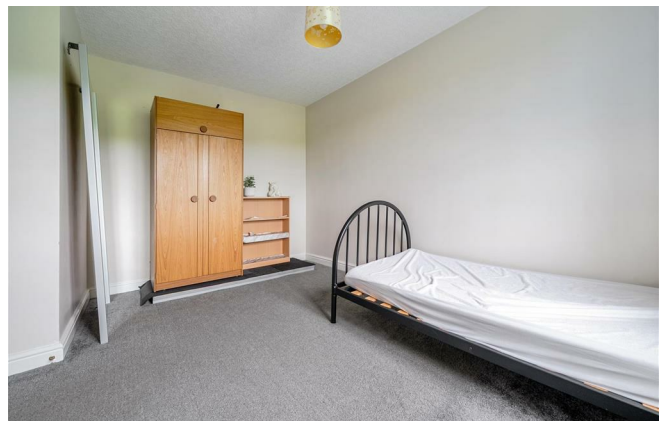
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### **LOCATION IS KEY**

The Highlands is by far one of the most sought after locations in Whitehaven and Laurel Bank is sure not to disappoint; the convenient location, the elevated views and the overall curb appeal all add to the executive status.

The sense of community and welcoming feel around the Highlands is something that money can't buy. Whilst being so close to the town centre of Whitehaven and all the amenities it has to offer, you can also feel that you are a million miles away with the peace and quiet that surrounds,











## Location



## Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>62</b>	<b>83</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Additional Information

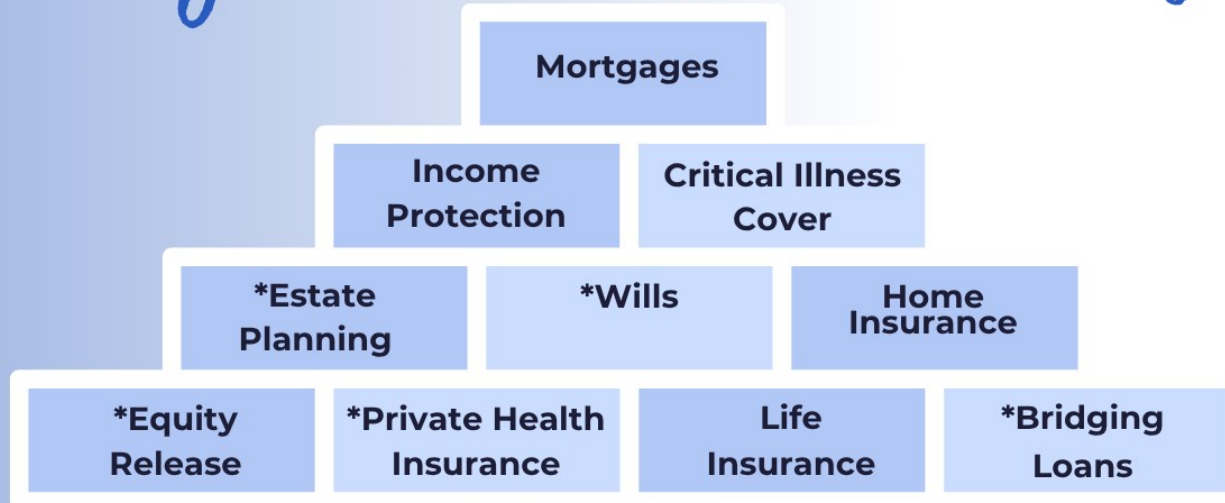
Tenure: Freehold Council: CUMBERLAND Tax Band: D

### Please Note:

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.



# All your needs under one roof



\*Advice in these areas will be referred to a specialist

## Meet the team

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The advice will be given by the right retirement plan limited

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