



# GRISDALES

PROPERTY SERVICES



## 14 Broom Bank, Whitehaven, CA28 6SB

**£280,000**

Living the high life on the HIGHLANDS!

Set in a hugely popular and established residential area, this three-bedroom home has been thoughtfully updated and offers a layout that works particularly well for everyday family life. Downstairs, the main living space is open, bright, and easy to use—somewhere that can handle the rhythm of a busy household, from quiet evenings to weekends with everyone together. The conservatory flows beautifully from the lounge diner and versatile to use as playroom, office or simply somewhere to sit and keep an eye on the garden. The kitchen is practical and well laid out, with good storage and enough workspace to make day-to-day cooking straightforward, whether it's quick meal prep or something more involved at the weekend.

Upstairs, the three bedrooms are well balanced; the bathroom is modern and easy to maintain, designed with everyday use in mind.

Outside, the private garden offers a safe and enclosed space for children to play, without being difficult to keep on top of. The driveway and garage make daily routines simpler.

Call us today on 01946 693931 to take a look around.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: [whitehaven@grisdales.co.uk](mailto:whitehaven@grisdales.co.uk)

## THINGS YOU NEED TO KNOW

The property benefits from mains gas, electricity, water and drainage.

## ENTRANCE

Entrance is via composite front door into:

## HALLWAY

Radiator, understairs storage cupboard, door leading to:

## DOWNSTAIRS W.C

W.C and wash basin, front aspect window.

## LIVING / DINING ROOM

20'9" x 11'3" (6.35 x 3.44)



Two radiators, front aspect double glazed window, electric fire set within wooden surround, doors leading to:

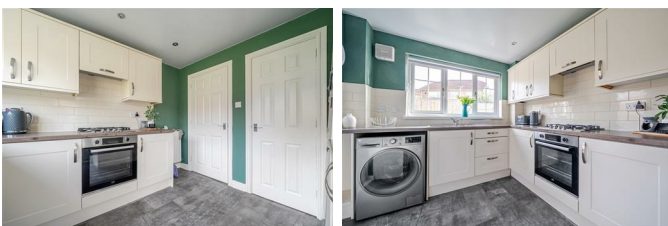
## CONSERVATORY

11'4" x 7'10" (3.46 x 2.39)



Radiator. Laminate flooring, French doors allowing access to garden.

## KITCHEN



Fitted with a range of cream wall and base units with complementary work surfaces, integrated electric oven, gas

hob with extractor fan above, decorative cream wall tiling, rear aspect double glazed window, inset sink and drainer unit, door leading to side external.

## FIRST FLOOR LANDING

Storage cupboard housing the boiler, loft hatch (part boarded)

## BEDROOM ONE

11'6" x 11'4" (3.52 x 3.47)



Rear aspect double glazed window, double in size, radiator, door leading to:

## EN SUITE



Three piece suite comprising of walk-in shower, W.C and wash basin, heated towel radiator, frosted double glazed window.

## BEDROOM TWO

11'6" x 9'1" (3.52 x 2.77)



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

## BEDROOM THREE

7'5" x 7'2" (2.270 x 2.20)



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

## BATHROOM



Three-piece suite comprising of roll-top bath, W.C and wash basin. Decorative white wall tiling, radiator, frosted double glazed window.

## FRONT EXTERNAL



Mainly laid to lawn alongside driveway parking for two to three vehicles. Side access leading to:

## REAR EXTERNAL



A combination of grassed lawn, artificial turf, patio seating area and composite decking.

## GARAGE

Single in size with manual front door and electrics fitted.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band D.

## DIRECTIONS

W3W///wiggling.butterfly.lamps

## 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

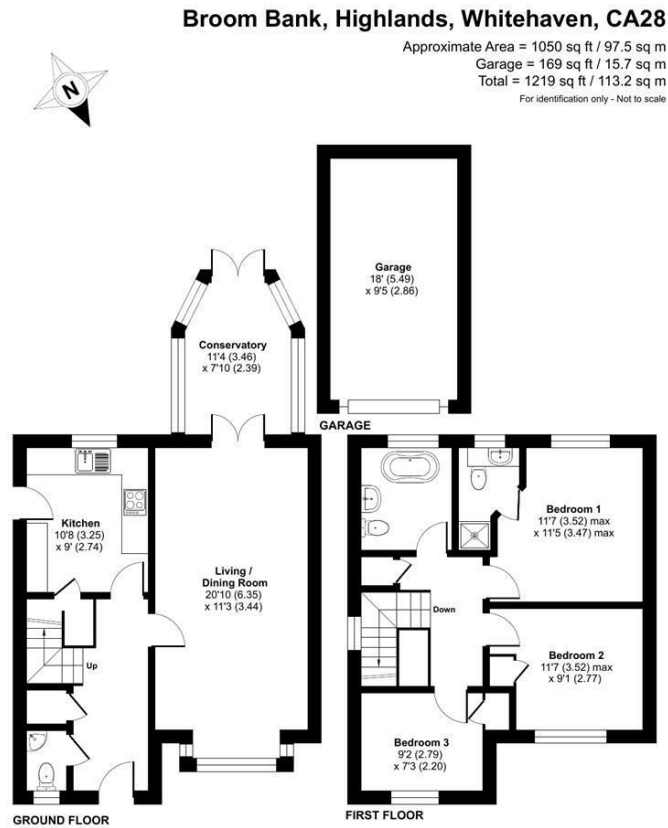
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the

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.

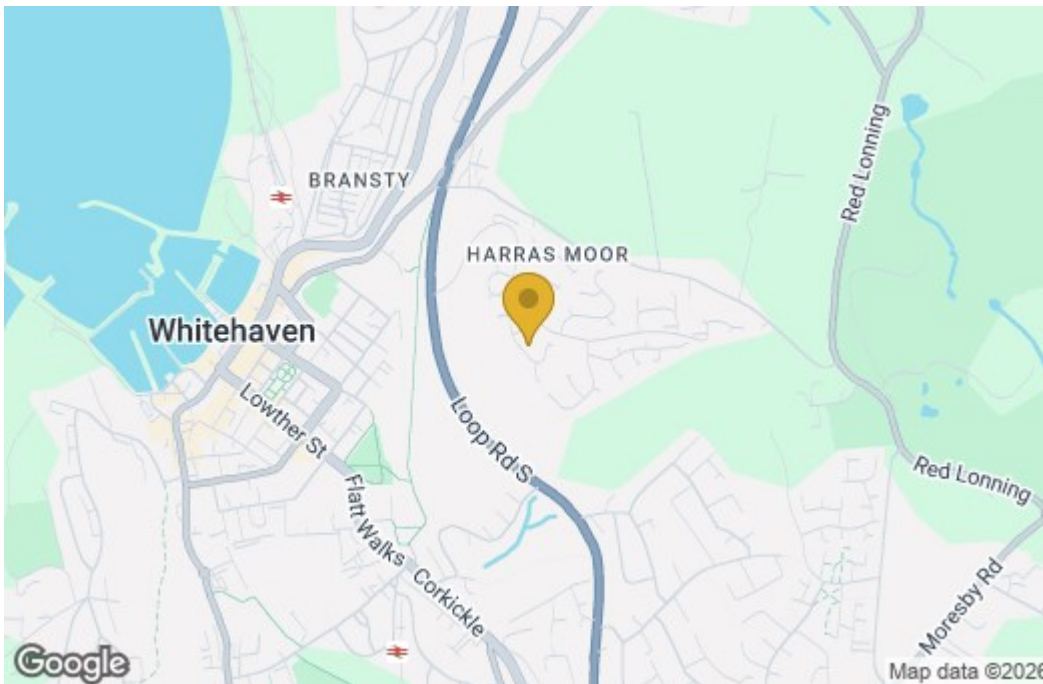
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

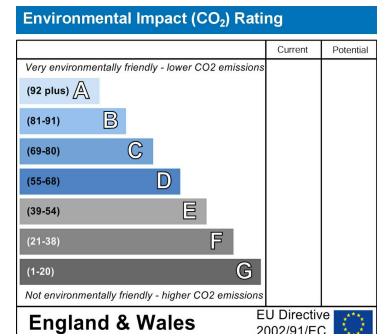
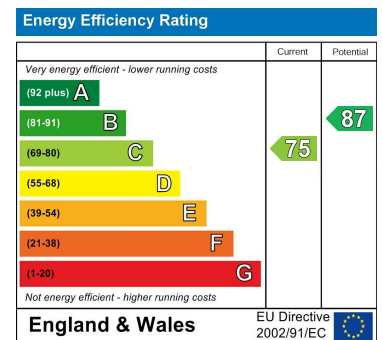


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rictxcom 2025. Produced for Grisdales. REF: 1434666

## 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.