GRISDALES
PROPERTY SERVICES

37 Central Road, Whitehaven, CA28 9EG

£110,000

Add your own stamp and make it home, at an affordable price.... A perfect first step onto the property ladder or a great home for families with local reputable infant and junior schools right on your doorstep. Three generous bedrooms allows for growth and opportunity within the home alongside the generous front and rear gardens, creating a great space for children to play or those of you with green fingers. You even get beautiful views accross Whitehaven and over the Fells!

Kells has a great community spirit with family activities throughout the year at the local church and baby/toddler play groups and play spaces nearby alongside being steps away from the playpark and the convenience of 2 local shops- If you're ready for change, consider this fabulous area to call you new home and make those precious memories.

THINGS YOU NEED TO KNOW
The property is Freehold and benefits from mains gas, electric and water supplies.

ENTRANCE HALLWAY
Access via a UPVC double glazed front door with frosted glass panel. Radiator. Stairs to the first floor landing. Large understairs storage cupboard.
Door to:

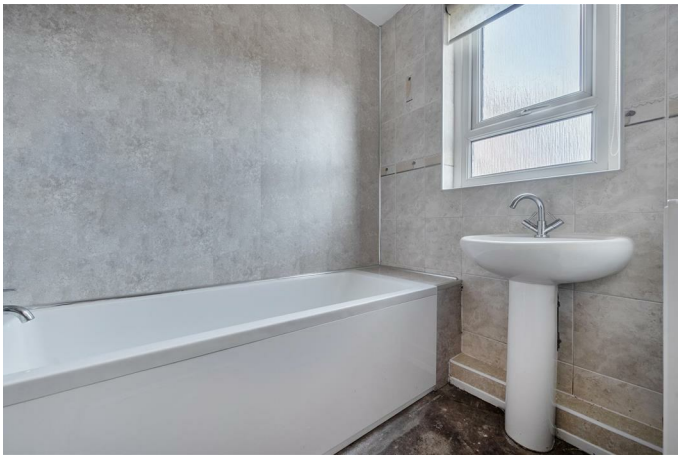
LOUNGE
16'0" x 11'11" (4.88 x 3.64)

Front aspect double glazed window, radiator, gas fire set in surround with hearth. Television point, meter cupboard, large understairs storage cupboard and door to the kitchen.

KITCHEN
6'10" x 9'5" (2.09 x 2.88)

Fitted with a range of wall and base units with complementary work surfaces and tiled surrounds. Inset stainless steel sink unit, space for a freestanding oven and hob, plumbing for a washing machine, rear aspect double glazed window, radiator, door left to the:

BATHROOM



Bathroom has a white two-piece suite comprising of a bath with mixer tap and shower over, hand basin, frosted glass double glazed window, radiator and storage cupboard.

REAR ENTRANCE
Accessed back though the Kitchen. UPVC double glazed door with frosted glass panel. Door to:

W.C.

Frosted glass double glazed window.

STAIRS TO FIRST FLOOR LANDING
Accessed from the entrance hallway. Doors to:

BEDROOM ONE
16'2" x 9'11" (4.94 x 3.03)

Double bedroom with front aspect Twin double glazed windows, radiator. Under stairs storage cupboard.

BEDROOM TWO
11'8" x 10'9" (3.58 x 3.30)

Double bedroom with rear aspect double glazed window and radiator.

BEDROOM THREE
11'11" x 8'2" (3.65 x 2.50)

Double bedroom with rear aspect, double glazed window, radiator, television point, and large storage cupboard.

EXTERNAL

The property benefits from gardens, front and rear, which are mainly laid to lawn alongside spectacular views accross Whitehaven and the surrounding Fells. The rear garden also has a outside storage shed and parking is on street.

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

DIRECTIONS
W3W///joke.frown.vase

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.

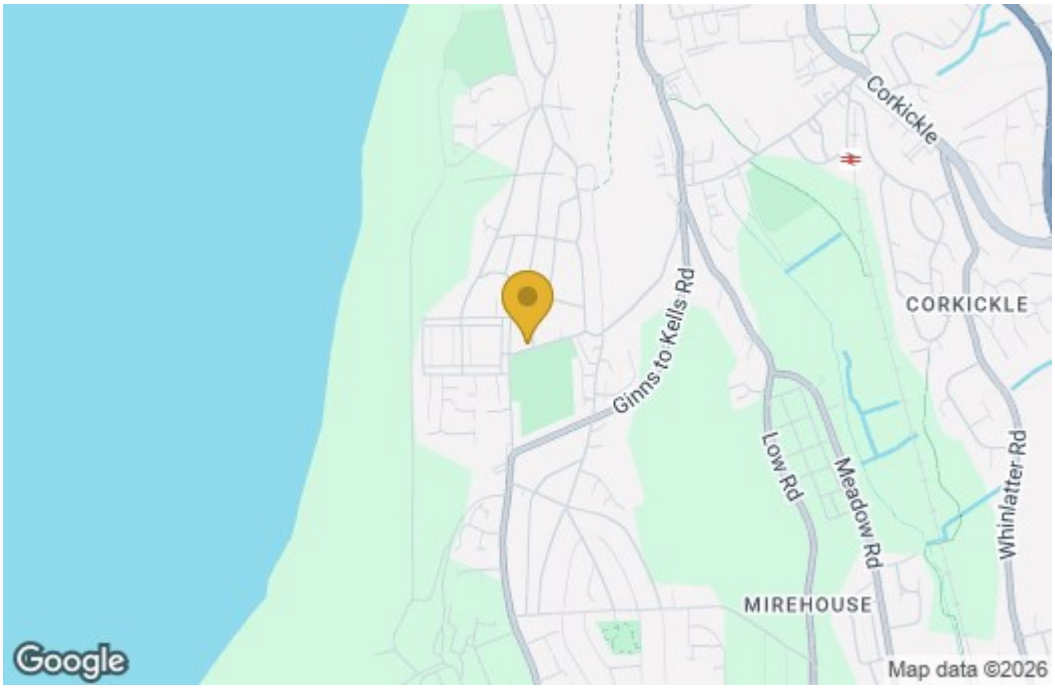
MORTGAGE ADVICE
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the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

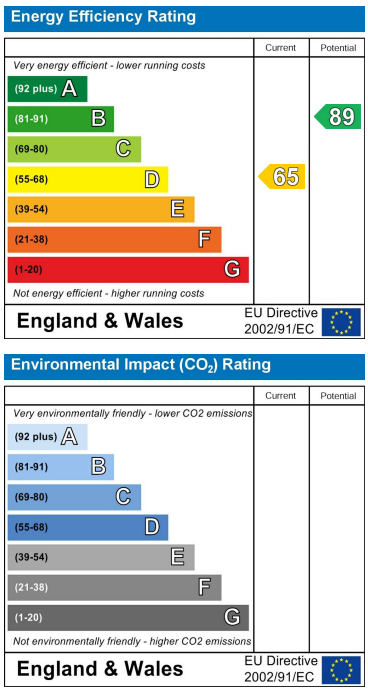
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.