



**19a Cambridge Road, Whitehaven, CA28 8NX**

**£99,500**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\*

An attractive property with a light, airy, modern interior boasting lounge, two bedrooms, kitchen diner, family bathroom / cloakroom and great size external garden. If that isn't enough, how about two off road parking spaces to go with it?? It is situated on a popular residential estate, in an elevated position on the outskirts of the town of Whitehaven and is in close proximity to the local hospital, employment links and good schools. To arrange a viewing please call 01946 693931.

## ENTRANCE HALL

Double glazed door, radiator.

## LOUNGE

15'5" x 11'8" (4.70 x 3.58)



Front aspect double glazed window, radiator,

## KITCHEN

15'3" x 11'8" (4.65 x 3.58)



Range of wall and base units, inset stainless steel sink unit, stainless steel electric oven, stainless steel 4-ring gas hob, stainless steel extractor hood, radiator, double glazed window, double glazed door.

## CLOAKROOM



WC, wash hand basin, double glazed window, radiator.

## BEDROOM ONE

15'3" x 11'3" (4.65 x 3.45)



Double in size, double glazed window, radiator.

## BATHROOM

8'5" x 5'10" (2.59 x 1.80)



Three piece suite comprising of WC, wash hand basin, bath with overhead shower, double glazed window, radiator, extractor fan.

## BEDROOM TWO

15'3" x 9'8" (4.65 x 2.95)



Double in size, double glazed window, radiator.

## EXTERNALLY



There is a garden set over two levels to the rear of the property. To the front of the property there is parking available for two cars.

## COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) that this property is placed in Tax Band A.

## DIRECTIONS

From Whitehaven travel south on the A595 and get into the left hand lane sign posted Cleator Moor. Follow the road to the mini roundabout and travel straight over to get onto Egremont Road. Continue on this road until the junction for Lincoln Road and turn left. Take the next right hand turn onto Westmorland Road and then turn left onto Cambridge Road.

## VIEWING ARRANGEMENTS

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 are proud to partner with The Right Advice Cumbria (Gary Pollard), a team of local expert advisers with years of experience in the financial services industry. Whether you are purchasing your first home, moving to a new home, re-mortgaging, or investing in property, our dedicated team is here

to guide you to the perfect solution tailored to your needs.

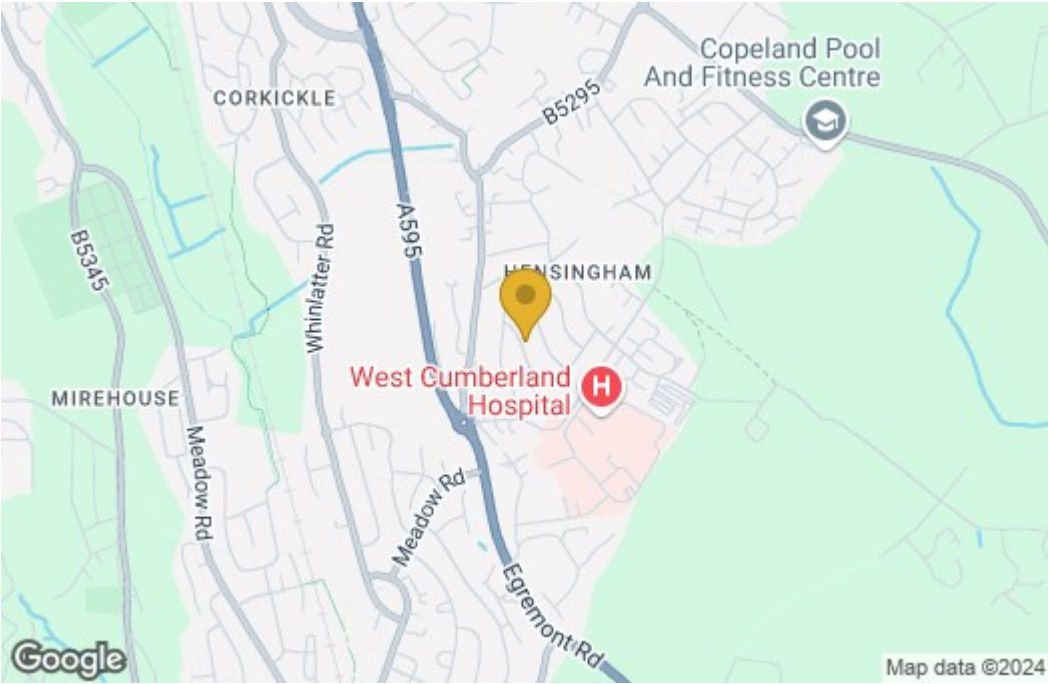
By working with us, you will benefit from access to multiple lenders, competitive rates, and a dedicated service aimed at saving you time, effort, and money. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. You may be charged a fee for mortgage advice. The precise amount will depend on your circumstances, but we estimate it will be £495.

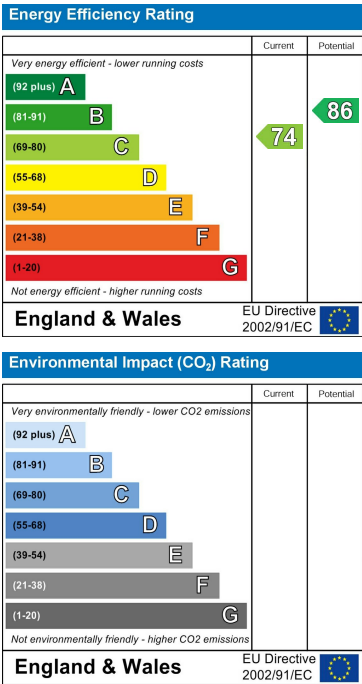
Floor Plan



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.