



## 17 Lingmell Close, Whitehaven, CA28 9RT

**£125,000**

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

Here we have a beautifully presented 3 bedroom end terrace property, with modern bathroom and kitchen setting the tone for the contemporary feel throughout. This property offers a generous amount of outside space with the added bonus of a workshop.

Situated within easy commute to all the local shops, Whitehaven town centre, local schools and public transport links this property won't be around for long. To arrange a viewing, call us today on 01946 693931.

## ENTRANCE PORCH

UPVC double glazed door, radiator, stairs to first floor and landing

## KITCHEN

18'1" x 9'7" (5.526 x 2.943)



Range of grey gloss wall and base units with complimentary work surfaces and splash back, electric cooker and induction hob, inset sink unit, plumbing for washing machine, double glazed window, double doors to conservatory and door to lounge.

## CONSERVATORY

14'8" x 7'6" (4.487 x 2.287)



Range of double glazed windows and double glazed sliding doors to rear, radiator

## LOUNGE

18'3" x 14'0" (5.563 x 4.284)



Double glazed patio doors to the rear garden, storage, double glazed window, 2 x radiators

## STAIRS TO FIRST FLOOR AND LANDING

Double glazed window, radiator

## BEDROOM ONE

12'5" x 9'10" (3.789 x 2.999)



Double in size, double glazed window, 2 x storage cupboards, radiator

## BEDROOM TWO

11'0" x 9'11" (3.367 x 3.035)



Double in size, double glazed window, radiator

## BEDROOM THREE

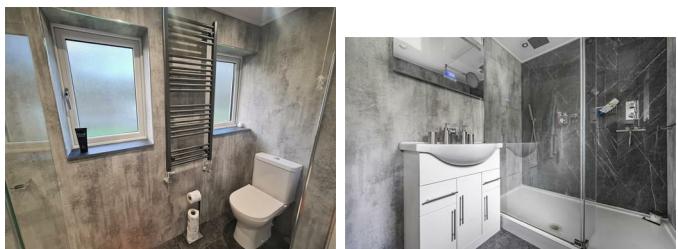
10'2" x 8'0" (3.123 x 2.454)



Single in size, double glazed window, radiator, built in vanity unit with mirror lighting

## SHOWER ROOM

9'0" x 5'4" (2.768 x 1.631)



Double shower cubicle, wash hand basin with built in storage, W.C, Bluetooth mirror, 2 x frosted glass double glazed windows, ladder style towel radiator

## FRONT EXTERNAL



To the front of the property there is a grassed area and access to the side and rear. Parking is by way on street near to the property.

To the side of the property there is a workshop

## REAR EXTERNAL



To the rear of the property there is a large garden & patio area with additional shed.

## THINGS YOU NEED TO KNOW

The property benefits from gas central heating, double glazing, mains water and drainage.

## COUNCIL TAX

We have been advised by Cumberland Council that this property is placed in Tax Band A

## DIRECTIONS

From Whitehaven, follow the B5345 along St Bees Road, turn left onto Mirehouse Road, turn left onto Skiddaw Road and immediately left onto Borrowdale Road. Follow the road round, and turn left onto Lingmell Close. The property can be found by walking along the row of terrace houses, and the property is the last one in the terrace.

## 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**

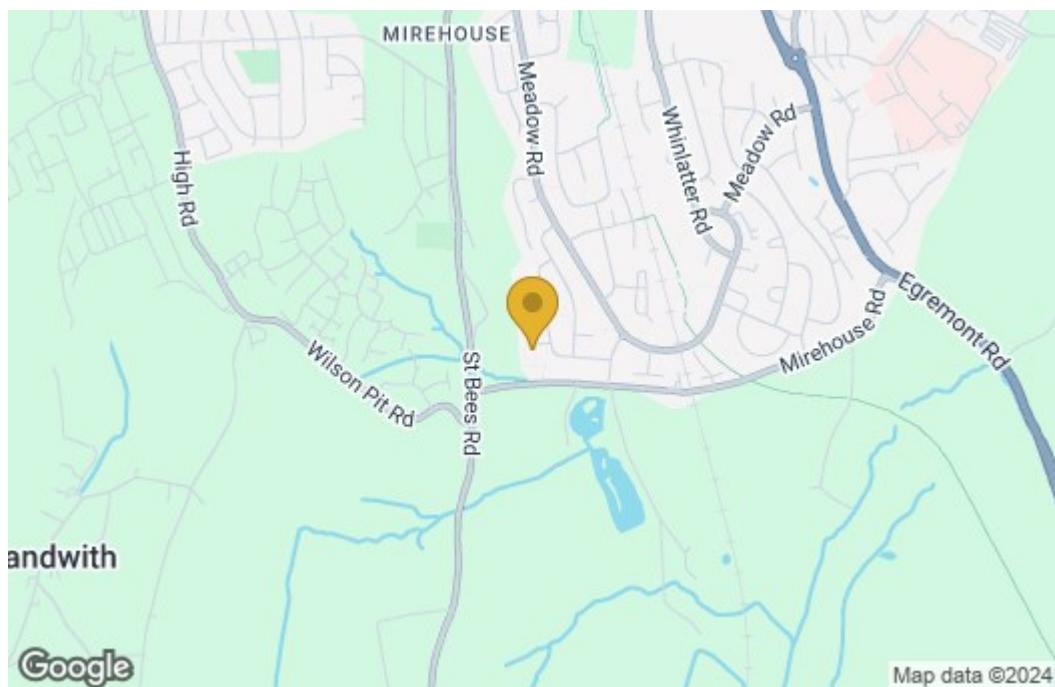
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

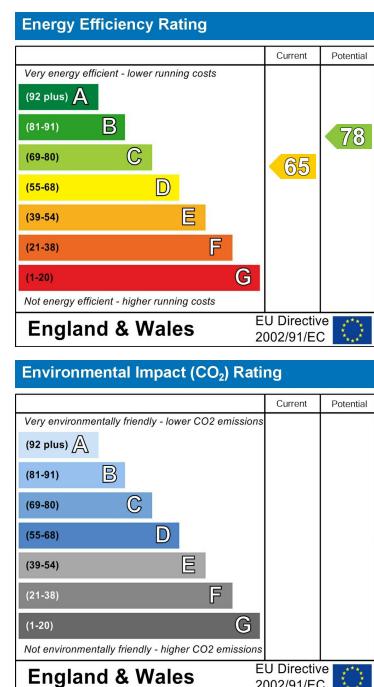
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## 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.