



121 High Road
Kells, Whitehaven
CA28 9ES

House - Semi-Detached



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63



GRISDALES
PROPERTY SERVICES

£160,000

Key Highlights

- Beautifully presented home with modern fixtures and fittings, contemporary décor, and a recently installed kitchen.
- Generous rear garden offering excellent outdoor space for entertaining, relaxing, or family use.
- Shared driveway providing convenient off-road access and parking facilities.
- Move-in ready accommodation, ideal for first-time buyers, downsizers, or buy-to-let investors.
- Useful outbuilding providing additional storage and practical workspace options.
- Desirable coastal location with sea views to the front and easy access to scenic cliff-top walks and spectacular Solway Coast sunsets.

121 High Road, Whitehaven





Welcome to High Road, Kells, Whitehaven

Situated in the sought-after area within Whitehaven, Kells, this beautifully presented property offers an excellent opportunity for first-time buyers, downsizers, or investors seeking a home ready to move straight into. Tastefully updated throughout, the property benefits from modern fixtures and fittings, stylish contemporary décor, and a recently installed kitchen that creates an attractive and practical heart of the home.

The well-proportioned accommodation is complemented by generous outdoor space. To the rear, there is a good-sized garden providing ample room for outdoor entertaining, family activities, or keen gardeners, together with a useful outbuilding offering additional storage. A shared driveway provides convenient off-road access.

One of the property's standout features is its enviable coastal position, with attractive sea views enjoyed from the front. The location offers easy access to scenic cliff-top walks, including the popular route around Haig Pit, where residents can enjoy spectacular views across the Solway Coast and some of the area's most stunning sunsets.

Combining modern living with a desirable coastal setting, this is a fantastic opportunity to acquire a well-maintained home in a popular residential location. Early viewing is highly recommended to fully appreciate all that this property has to offer.

OWNERS COMMENTS

In the owners words "This has been a fantastic rental property of ours for a number of years, we have recently made some improvements inside which will be great for first time buyers to make it their own with nothing to do "

THINGS YOU NEED TO KNOW

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

The gas combi boiler is 18 months old.

The property has a shared driveway.

DIRECTIONS

W3W://asks.biggest.merge

From Whitehaven town centre go along Scotch Street past the Police Station on the left hand side, straight over the traffic lights along to the bottom by the market place, turn Right at the traffic lights and left up towards Kells., follow the road round to the left and up the hill passed the turning to Haig Pit and along High Road. The property can be found on the left hand side as the hill levels off.

ARE YOU CONSIDERING THIS HOME AS A BUY 2 LET INVESTMENT

This property has been previously let for many years and Managed by Grisdales. We have an extensive history of compliance certificates and works completed within this home. Current rental valuation would be £775 per calendar month, giving the new landlord a Gross Yield of 5.81% based on a purchase price of £160,000. For more information about renting this house, please speak to a member of our Lettings Team.

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.

LOCAL COMMUNITY - KELLS

There's a strong choice of nearby schools, making it appealing for families:

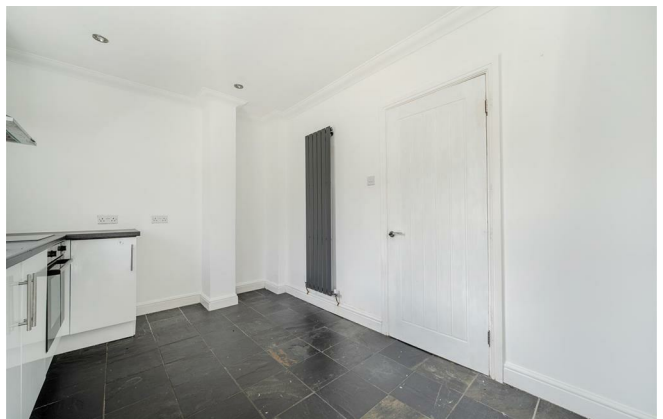
- > St Mary's Catholic Primary School
- > Monkwearby Junior School
- > Kells Infant School
- > The Whitehaven Academy
- > St Benedict's Catholic High School

Everyday essentials are easily accessible, with a range of shops and retail options nearby:

- > Morrisons Daily
- > Larger Supermarkets such as Morrisons, Tesco, Aldi & Asda just a short drive away
- > Short drive to Whitehaven Town Centre

Things to do nearby:

- > Local walks along the shore edge and down to the historic Haig Pit
- > Childrens play park opposite Kells Infant School
- > St Peters Church offering year round family events and groups to attend







121 High Road, Whitehaven

Location



Energy Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

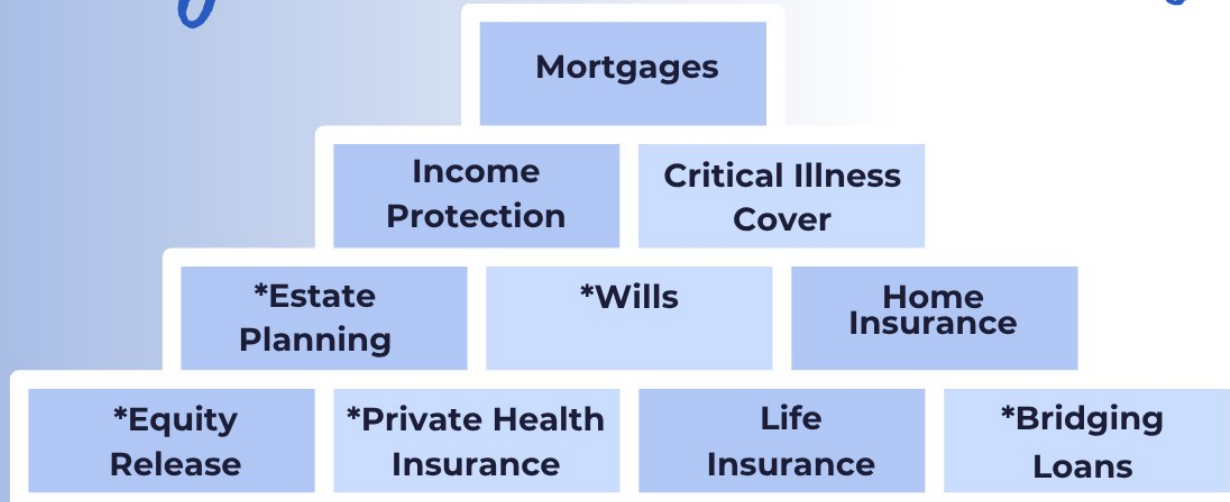
Additional Information

Tenure: Freehold Council: CUMBERLAND Tax Band: A

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



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*Advice in these areas will be referred to a specialist

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The advice will be given by the right retirement plan limited

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