



GRISDALES

PROPERTY SERVICES



6 Springfield Avenue, Whitehaven, CA28 6TT

£180,000

ONLINE VIEWING AVAILABLE

This extremely well presented, three bedroom property is in a highly desirable residential area of Whitehaven and won't be on the market for long!

The spacious accommodation appeals to the wider audience, providing a future home for couples and families. Ideally located for easy commute to local employment, great schools and just a short walk into the town centre everything is on your doorstep. The pristine rear garden is a serene place for relaxing in and the low maintenance style is perfect for everyone! Please call our office on 01946 693931 to arrange a viewing!

Helping you find your perfect new home...

www.grisdales.co.uk

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

THINGS YOU NEED TO KNOW

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

ENTRANCE

Via uPVC part glazed door into glass porch, with wooden door leading to:

INNER HALLWAY

With stairs to first floor and doors leading to:

LOUNGE

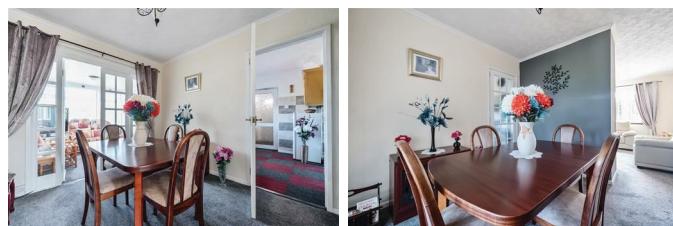
12'11" x 12'5" (3.94 x 3.81)



Front aspect double glazed window, radiator, electric fire. Around the corner there is:

DINING AREA

9'10" x 9'10" (3.02 x 3.02)



With doors leading to conservatory, uPVC part glazed door leading to rear external, electrics fitted also.

KITCHEN

9'10" x 9'4" (3.00 x 2.87)



Range of wooden wall and base units with complementary work surfaces, chrome inset sink unit, chrome ladder style radiator, integrated electric oven and gas hob, plumbing for washing machine. Mix of light and dark grey wall tiling.

SUN ROOM

8'3" x 8'2" (2.54 x 2.49)



uPVC part glazed door leading to rear external. Perfect reception room for bringing the outside in.

CLOAKROOM

Comprising of W.C and wash basin.

REAR HALL

FIRST FLOOR LANDING

Stairs to first floor landing with side aspect window, boiler cupboard housing wall mounted Baxi boiler.

BEDROOM ONE

12'2" x 10'9" (3.73 x 3.30)



Front aspect double glazed window, double in size, radiator, fitted wardrobes.

BEDROOM TWO

12'0" x 9'10" (3.68 x 3.02)



Rear aspect double glazed window, double in size, radiator, fitted wardrobes and storage cupboard.

BEDROOM THREE

8'7" x 7'8" (2.64 x 2.34)



Front aspect double glazed window, single in size, radiator, white fitted wardrobes.

BATHROOM



Three piece cream suite comprising of bath, WC and sink. Rear aspect frosted double glazed window, chrome ladder style radiator, grey wall tiling.

GARAGE

15'10" x 8'7" (4.83 x 2.62)

Single in size, manual up and over door, single glazed side window, lighting fitted.

FRONT EXTERNAL



Driveway parking for one car alongside shillied garden with hedge allowing privacy to the front.

REAR EXTERNAL



Paved patio seating area with steps through decorative archway leading to a low maintenance shillied garden with decorative shrubbery surrounding.

Ample amounts of storage also provided.

OUTBUILDING

8'0" x 5'4" (2.46 x 1.65)

DIRECTIONS

The property is best approached leaving the town centre via Inkerman Terrace, at the top of the hill take a left turn onto the Loop Road. Take the first right onto Springfield Avenue, drive a short distance where the property is located on the right hand side identified by a Grisdales for sale sign.

COUNCIL TAX

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

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.

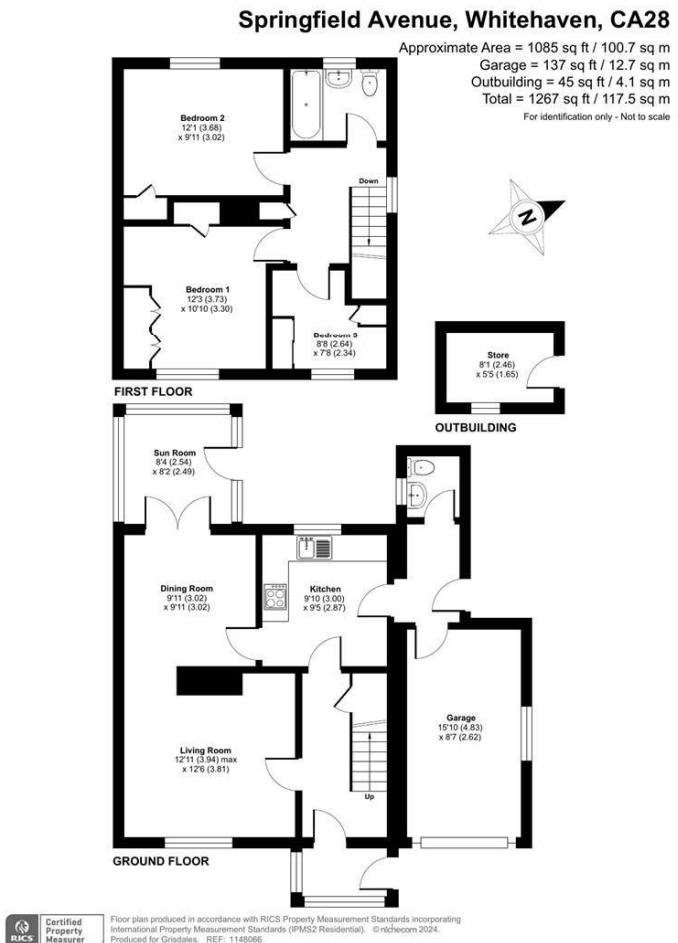
MORTGAGE ADVICE

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.

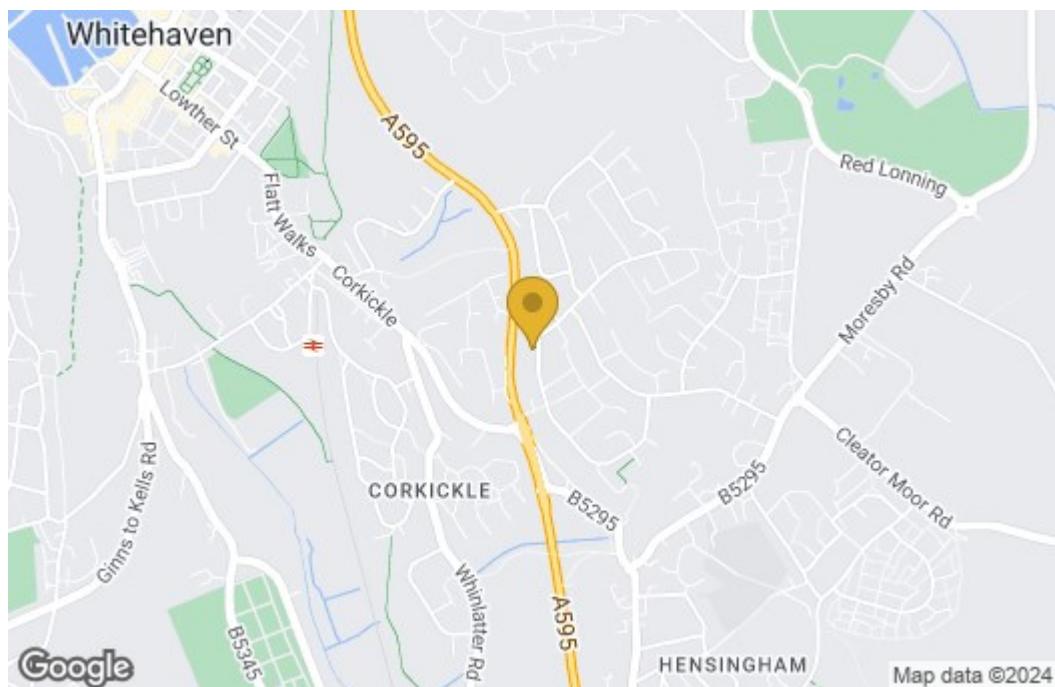
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

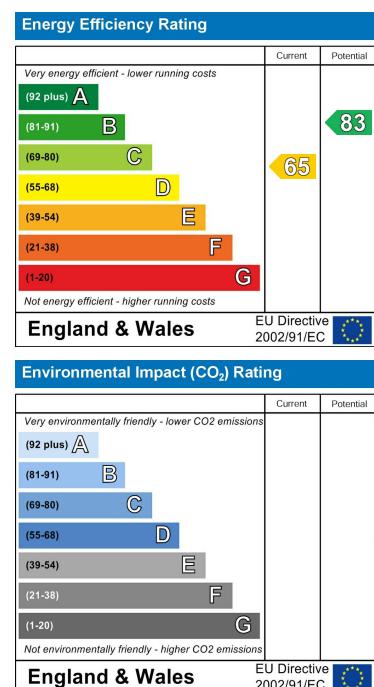
Floor Plan



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