



# GRISDALES

PROPERTY SERVICES



## 56 Brakeside Gardens, Whitehaven, CA28 9PP

**£45,000**

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

Look out across the rooftops of Whitehaven and towards the distant fells... a daily reminder of how close you are to both the coast and the countryside.

Tucked quietly above the town, this two-bedroom flat offers a rare blend of privacy, potential and panoramic views. With its own private entrance, garden and parking space, it feels more like a small house than a flat — a perfect blank canvas for someone ready to make it their own.

Inside, the space is compact and practical, with plenty of scope for renovation and improvement. It's easy to imagine this place transformed into a stylish first home or a solid buy-to-let investment. Just a short stroll from the town centre's shops, cafés and harbour, the location couldn't be more convenient. Affordable, full of promise, and with views you'll never tire of.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://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 mains electricity, water and drainage services.

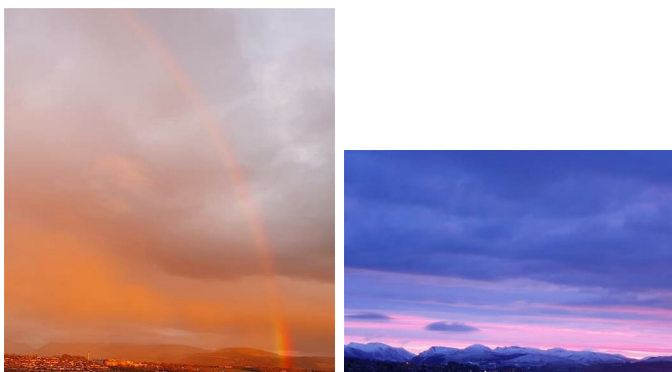
The property has a water meter.

The property is Leasehold. The lease term is 999 years from 01.04.1992 where no service charges or ground rents are payable.

## OWNER'S COMMENTS

This has been a lovely starter home for me. The sunrises in the morning across the fells made me feel so lucky and I was only ever a 5min walk to Cumbria's coastal path. It is the perfect mixture of fells and coast and has kept me cosy for nearly 20 years.

## OWNERS OWN PHOTOS



## ENTRANCE HALLWAY

Understairs storage cupboard and stairs leading up to:

## FIRST FLOOR - INNER HALLWAY

Doors to:

## RECEPTION ROOM

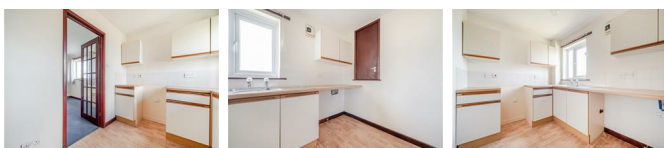
16'4" x 11'1" max (4.98 x 3.38 max )



Great size with front aspect double glazed window and electric storage heater.

## KITCHEN

9'2" x 7'3" (2.81 x 2.23)



Range of wall and base units with space for additional

appliances and white tiled surrounds, inset stainless steel sink unit, front aspect double glazed window, extractor fan and storage cupboard.

## BEDROOM ONE

10'2" x 9'1" (3.11 x 2.78)



Double Bedroom with rear aspect double glazed window and electric storage heater.

## BEDROOM TWO

9'1" x 7'1" (2.78 x 2.17)



Smaller Second Double Bedroom with rear aspect double glazed window and electric storage heater.

## BATHROOM



Three piece suite comprising of a bath with shower over and white tiled surrounds, W.C and wash hand basin, Double glazed frosted glass window and extractor fan.

## EXTERNALLY - FRONT



Gated access to the property and one allocated parking space.

## EXTERNALLY - REAR



Lovely side garden which is laid to lawn with lovely views across Whitehaven and to nearby fells.

## DIRECTIONS

.From Lowther Street in Whitehaven follow the one way system around the town and get into the middle lane next to the Police Station. Continue along Irish Street and get into the left hand lane and turn onto Preston Street. Turn right to travel up New Road, passing Monkway School and at the brow of the Hill turn left onto Lakeland Avenue. Turn left onto Brakeside Gardens and no 56 is on the far left hand side.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band A.

## 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.

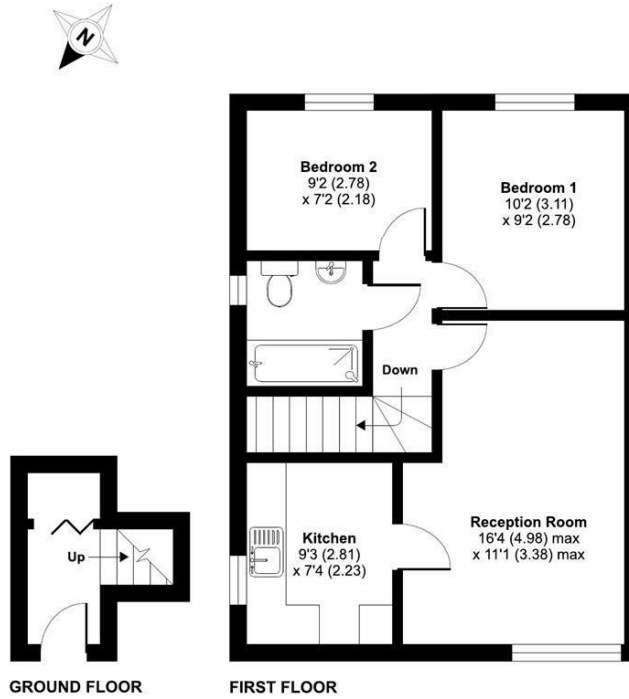
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

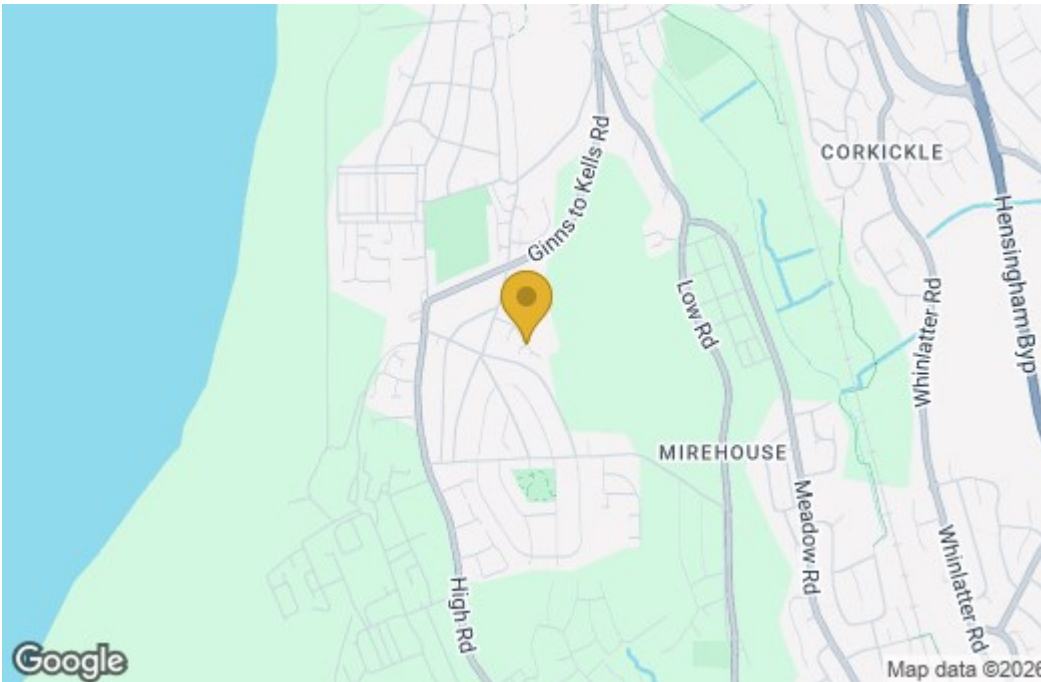
Brakeside Gardens, Whitehaven, CA28

Approximate Area = 555 sq ft / 51.6 sq m  
For identification only - Not to scale

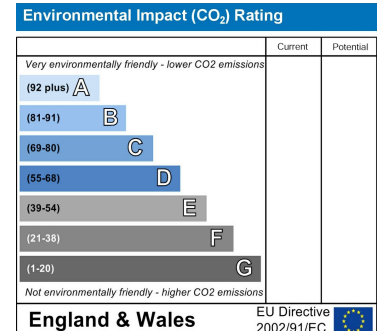
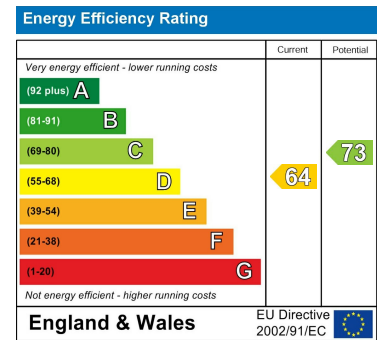


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2024. Produced for Grisdales. REF: 1374145

Area Map



Energy Efficiency Graph



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