

23 Eden Terrace, Whitehaven, CA28 6NR

£119,950

Escape to Eden! 23 Eden Terrace is an absolute Stunner! A recently refurbished 2 bedroom plus large attic room home finished to an extremely high standard.

The superlatives continue.....From the moment you pull up to 23 Eden Terrace, it becomes apparent this has been a labour of love! A reconfiguration of the traditional layout has produced a stylish lounge to the front, at the heart of the home is the stunning Ikea kitchen and to the rear an attractive dining room. The first floor offers two double bedrooms and fabulous bathroom blending traditional with modern....and an additional large attic room completes the package.

Located in the village of Parton, within 100 yards of the beach, this is a perfect first time purchase... With No Onward Chain! Call us now on 01946 693931 to arrange your viewing.

OWNERS' COMMENTS

In the owners words: "The property has been fully refurbished to a high standard, ready to move into"

THINGS YOU NEED TO KNOW

The property is Freehold and offers mains gas, electric and water supplies.

ENTRANCE HALL

19'0" x 3'2" (5.81 x 0.97)

Entered via a composite door, with wood effect laminate flooring, under-stair storage area, traditional style column radiator and door to:

LOUNGE

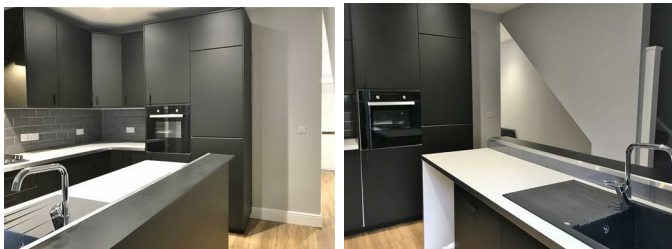
10'9" x 10'7" (3.28 x 3.25)



Attractive period style decor with uPVC double glazed window to the front, column radiator, contemporary style wall mounted electric fire, alcove shelving, television point and coving to ceiling.

KITCHEN

11'3" x 10'5" (3.43 x 3.19)



The kitchen is in the heart of the home, fitted with stylish range of IKEA Kungsbacka Anthracite base and wall units with contrasting laminate work surface and inset sink and drainer with chrome monotap, integrated dishwasher, fridge/freezer, Cooke & Lewis electric oven, Hoover gas hob with contemporary extractor hood, plumbing for a washing

machine, built-in cupboard housing Potterton wall mounted gas fired central heating boiler and half - glazed composite door leading to rear courtyard garden.

DINING ROOM

8'9" x 6'6" (2.68 x 1.99)



Opening from the kitchen, this lovely room has 2 x uPVC double glazed windows overlooking the courtyard garden, column radiator, built-in storage cupboard, coving to ceiling. This could also be used as a study, playroom, hobby room....lots of options.

FIRST FLOOR LANDING

From the kitchen, staircase leads to first floor landing, with column radiators and doors to:

BEDROOM ONE

14'6" x 10'6" (4.42 x 3.21)



A good size double bedroom with 2 x uPVC double glazed windows to the front, 2 x column radiators and coving to ceiling.

BATHROOM

7'6" x 7'0" (2.31 x 2.14)



Gorgeous bathroom, mix of traditional and contemporary style offering a slipper bath with shower attachment, large glazed shower cubicle with rain shower head, WC, contemporary wash basin with storage unit, tiled splash-back, uPVC opaque double glazed window, extractor fan and chrome towel radiator.

BEDROOM TWO

11'1" x 8'4" (3.39 x 2.56)



Double bedroom with uPVC double glazed window to the rear, column radiator and coving to ceiling.

From the landing, staircase up to:

ATTIC ROOM

15'8" x 14'7" (4.78m x 4.45m)



Large room with partial restricted head height, Velux window, column radiator and inset ceiling spot lights. Due to the gradient of the staircase, this room is not classed as a bedroom.

EXTERNAL



To the front of the property are slate tiled steps with handrail to the front entrance door with wooden clad shillied window garden.

The rear is a walled courtyard with paved area and shillies, cold water tap and storage shed with cold water supply. Wooden access gate to shared lonning,

DIRECTIONS

Leaving Whitehaven, head north onto New Road and bear right onto A595. After 0.4 miles, turn left onto Parton Brow and after 0.2 miles, turn left onto Bank Yard Road. Continue along to Eden Terrace and the property can be located on the left hand side.

COUNCIL TAX

We have been advised by Copeland Borough Council (01946 598300) 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 BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

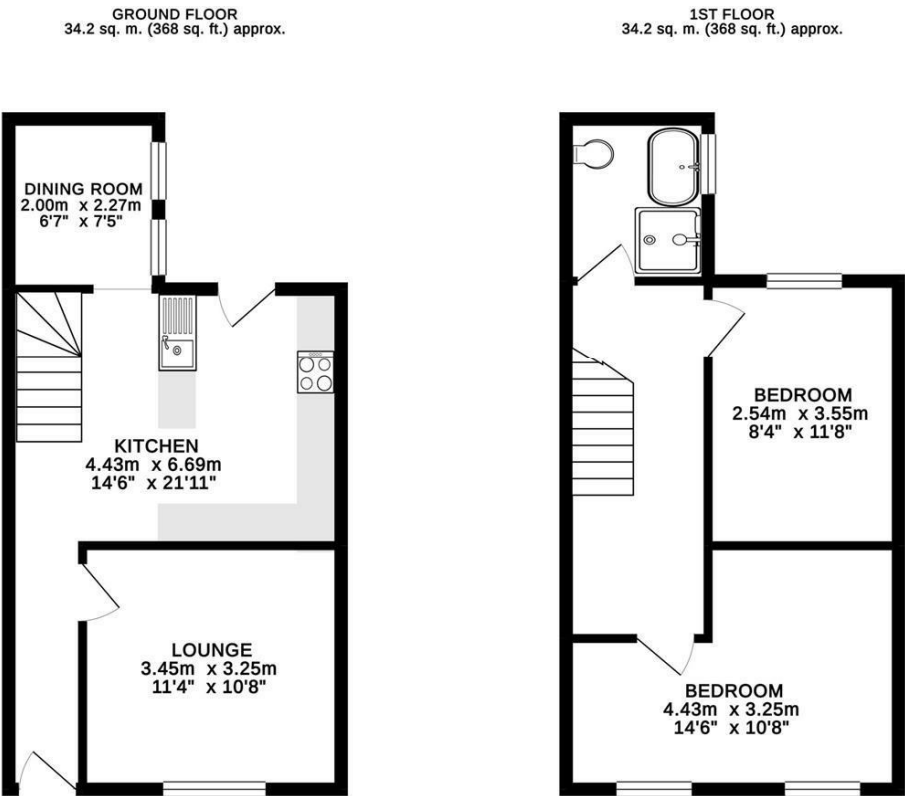
Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

To find out how we can help you realise your dreams, just call your nearest Grisdales office.

Floor Plan



TOTAL FLOOR AREA: 68.4 sq. m. (736 sq. ft.) approx.

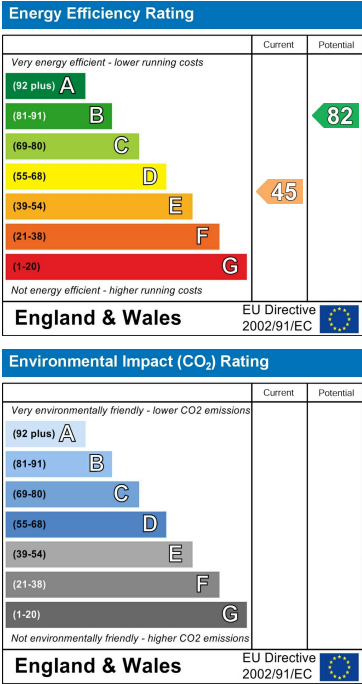
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019



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.