



# GRISDALES

PROPERTY SERVICES



**225 Meadow Road, Whitehaven, CA28 9JF**

**£92,000**

Smart Start or Savvy Investment on Meadow Road!

Perfectly suited to first-time buyers or savvy buy-to-let investors, this fantastic Meadow Road home ticks all the right boxes. Ideally positioned within easy reach of local shops, schools, and everyday amenities, it offers generous and well-designed living space throughout.

The ground floor boasts a bright and welcoming lounge/dining area and a well-appointed kitchen. Upstairs, you'll find three comfortable, well-proportioned bedrooms alongside a sleek, contemporary family bathroom with separate W.C.

Outside, the property continues to impress with a spacious lawned front garden and a low-maintenance rear garden — ideal for catching the sun at any time of day.

Call 01946 693931 today to book your viewing and see it for yourself!

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](mailto:whitehaven@grisdales.co.uk)



## ENTRANCE

Is via a UPVC front door leading into:

## VESTIBULE

With stairs leading to first floor and door leading to:

## LOUNGE/DINER

17'3" x 15'2" (5.28 x 4.64)



Gas fire set within decorative surround. Radiator. Dual aspect double glazed windows, under stair storage cupboard, Door leading to:

## KITCHEN

10'0" x 9'0" (3.06 x 2.75)



With a range of white wooden wall and base units with complementary work surfaces, inset sink and drainer unit. Neutral wall tiling. Rear aspect double glazed window. Plumbing for washing machine. Door leading to:

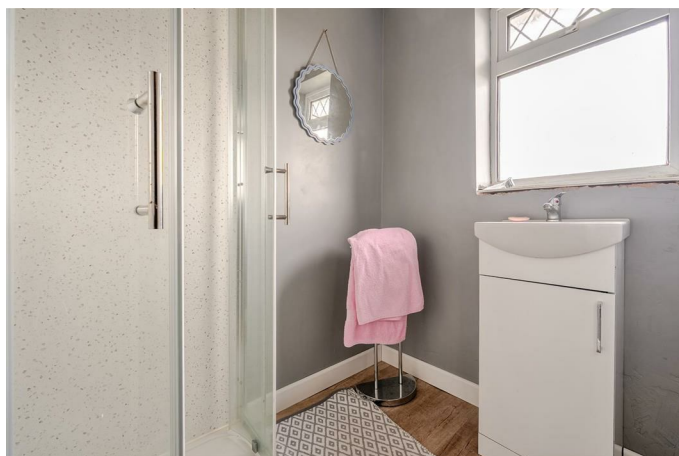
## INNER HALLWAY

With door leading to side external.

## STAIRS TO FIRST FLOOR LANDING

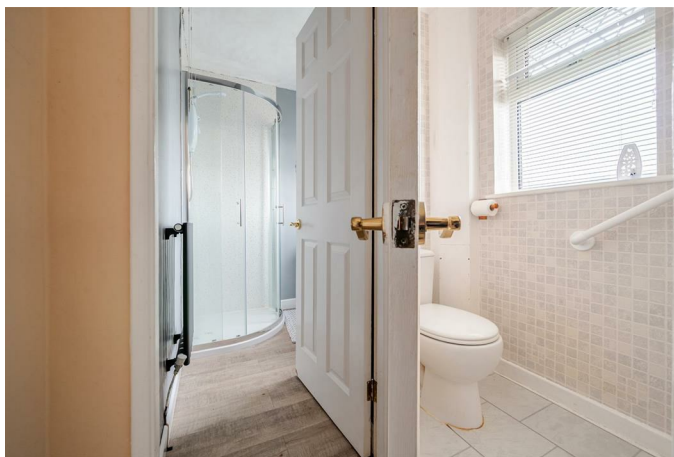
Front aspect window.

## BATHROOM



Two piece suite comprising of walk-in shower and wash basin set within unit. UPVC wall panelling. Frosted double glazed window.

## SEPARATE W.C



With front aspect double glazed window.

## BEDROOM ONE

12'7" x 10'1" (3.85 x 3.08)



Double in size, radiator, rear aspect double glazed window. Built-in storage.

## BEDROOM TWO

12'1" x 10'9" (3.69 x 3.28)



Double in size, rear aspect double glazed window, radiator. Wooden fitted Wardrobes.

## BEDROOM THREE

8'10" x 7'9" (2.71 x 2.37)



Front aspect double glazed window, single in size, radiator.

## STORE

Accessed via the side external of the property.

## FRONT EXTERNAL



Gated pathway with steps leading to the front of the property, accompanied by grass lawned area. Gate leading to:

## REAR EXTERNAL



Patio seating areas with central pathway alongside grass lawned areas.

## DIRECTIONS

From Whitehaven, follow the Ginns to Kells Road, bearing left along Meadow View onto Low Road. Turn left onto Meadow Road and follow the road for roughly 1/2 mile. The property can be found on the right hand side.

W3W: [///slicer.playroom.exposing](https://www.slicer.playroom.exposing)

## 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.

\*Please note these details have yet to be approved by the vendors.

## 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

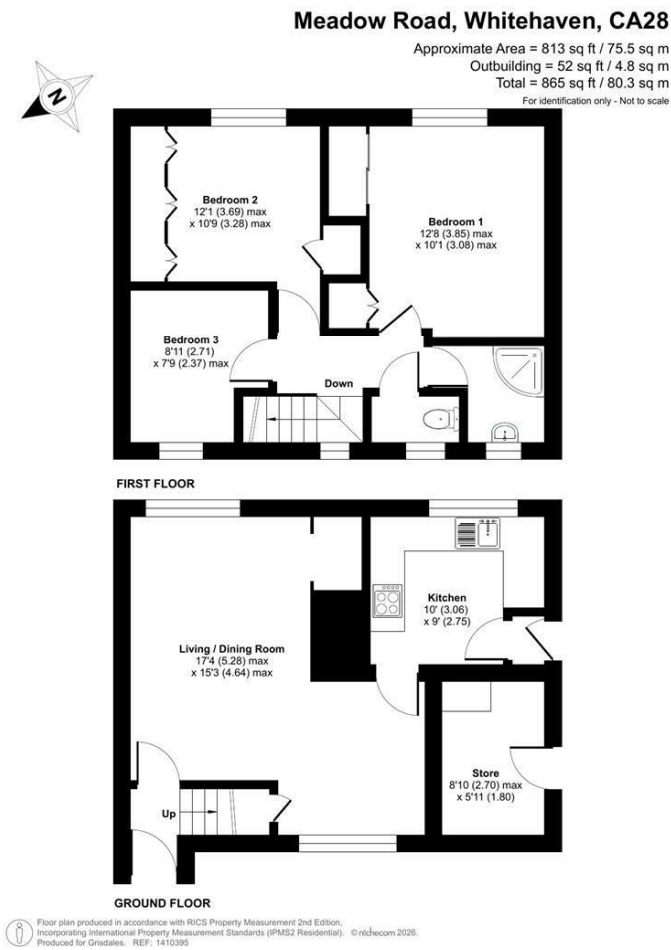
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

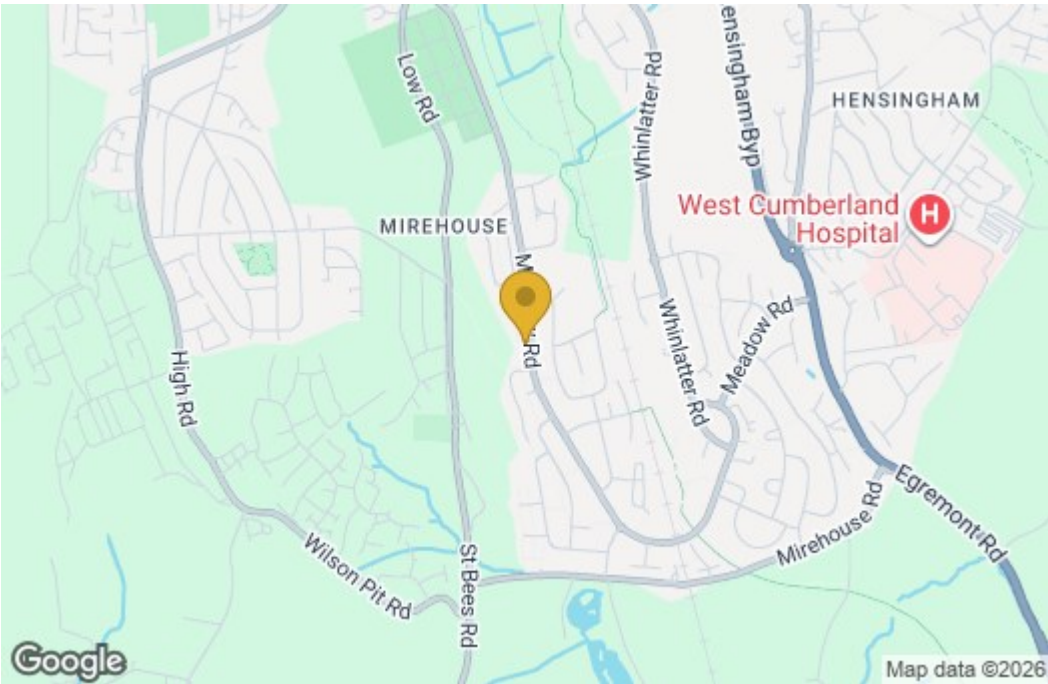
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.



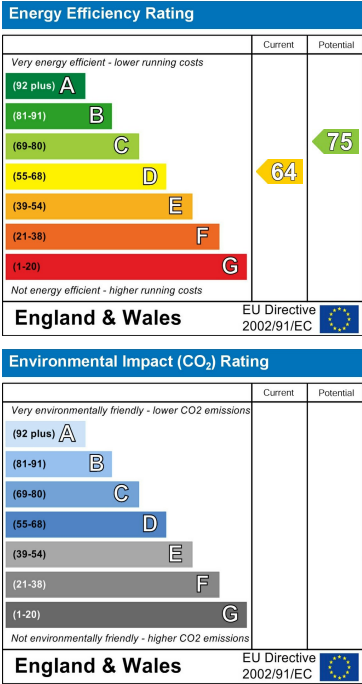
Floor Plan



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.