



# GRISDALES

PROPERTY SERVICES



## 87 Ullswater Avenue, Whitehaven, CA28 8SG

**£120,000**

Not every property needs perfection — some offer possibility and this is one of them.

Set within a well-established residential setting, this home provides the rare combination of immediate comfort and exciting future potential. While certain areas would benefit from modernisation, the fundamentals are strong, the proportions are generous, and the opportunity is clear.

The kitchen has already been thoughtfully updated; contemporary in design delivering a modern focal point that contrasts beautifully with the scope to refresh elsewhere. The bathroom follows a neutral theme, clean and functional.

The rear garden offers a private canvas for landscaping and entertaining alongside a larger-than-average detached garage; a substantial, versatile space ideal for secure parking, a workshop or hobby studio.

This is not simply a house in need of updating — it is a property with headroom. Headroom to add value. Headroom to redesign. Headroom to create something truly personal.

For buyers who see potential where others see projects, this is an opportunity worth exploring.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## ENTRANCE

Via glass porch leading to UPVC front door into:

## HALLWAY

Understairs storage cupboard, radiator, stairs leading to first floor, doors leading to:

## LIVING ROOM

13'3" (max) x 12'7" (max) (4.06 (max) x 3.85 (max))



Front aspect double glazed window, radiator, gas fire set within brick surround.

## KITCHEN

10'8" x 9'5" (3.26 x 2.88)



Fitted with a range of cream gloss wall and base units with complementary work surfaces, integrated gas hob, electric oven and microwave, integrated fridge, rear aspect double glazed window, inset sink and drainer unit, door leading to:

## UTILITY ROOM

Plumbing for washing machine, UPVC door leading to garden, door leading to:

## DOWNSTAIRS W.C

## DINING ROOM

9'3" x 8'9" (2.84 x 2.69)



Rear aspect double glazed window, telephone point.

## STAIRS LEADING TO FIRST FLOOR LANDING

Storage cupboard housing wall mounted combi boiler, loft hatch, doors leading to:

## BATHROOM



Three-piece suite comprising of walk-in shower, W.C and wash basin, rear aspect frosted double glazed window, radiator.

## BEDROOM ONE

12'10" (max) x 12'7" (max) (3.93 (max) x 3.85 (max))



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

## BEDROOM TWO

12'10" (max) x 12'7" (max) (3.93 (max) x 3.85 (max))



Rear aspect, double glazed window, radiator, double in size, built-in storage cupboard.

### BEDROOM THREE

8'9" x 8'7" (2.68 x 2.64)



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

### FRONT EXTERNAL



Pathway leading to the front of the property. Plenty of on street parking.

### REAR EXTERNAL



Mainly laid to lawn with pathway leading to:

### OUTHOUSE

Great space for storage.

### DETACHED GARAGE

18'2" x 13'1" (5.54 x 4.01)



Larger than the average single. UPVC side door. Electric front door. Electric sockets fitted (new electricity supply needing fed to the garage)

### DIRECTIONS

From Whitehaven town centre take a right at the traffic lights on Inkerman Terrace following Ribton Moorside to Hensingham Square. Leave the roundabout at the first exit follow the road to the next roundabout taking the second exit. Turn right onto Overend Road, then take a left onto Ullswater Avenue. The property is located on the right hand side displaying a Grisdales for sale board.

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### COUNCIL TAX - CUMBERLAND

Cumberland Council (01228 606060) advise that this property is in Tax Band A.

### VIEWINGS

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.

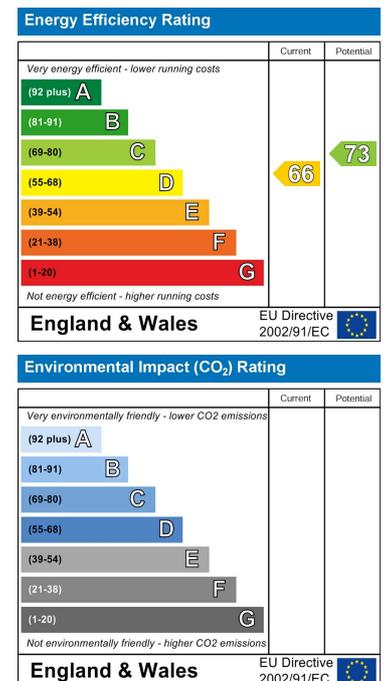
## Floor Plan



## 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.