



# GRISDALES

PROPERTY SERVICES



## 7 Heather Close, Whitehaven, CA28 6SN

**£265,000**

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

Heart and Soul has been poured into this property as part of the transformation.... Sitting very pleasantly on The Highlands, offered for sale with NO ONWARD CHAIN we have this stunning three bedroom detached bungalow with 6 months old Kitchen and Bathroom, light and airy living and bedroom spaces accompanied nicely by generous gardens to the front, side and rear benefiting from Brand New front Decking, perfectly place to soak in the views across Whitehaven and to Sea. Ample amounts of off road parking.... Come and see it for yourself by calling us today on 01946 693931

Helping you find your perfect new home...

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

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## THINGS YOU NEED TO KNOW

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

The boiler is 18 months old and is placed in the in-build cupboard of Bedroom Three.

The electrical wiring has been checked recently.

The original garage has been converted to a third bedroom.

## ENTRANCE PORCH

3'11" x 2'7" (1.20 x 0.80)

The property is accessed via a new grey uPVC entrance door; coat hooks and door to:

## LIVING ROOM

16'0" x 15'1" (4.90 x 4.60)



Great sized living space with double glazed bay window with views towards the sea and gas fire in marble surround and hearth.

## BEDROOM THREE



Recently converted from the garage, this is a versatile space and could handily make a third, great sized bedroom.

## INNER HALLWAY

11'1" x 3'7" (3.40 x 1.10)

With doors to the kitchen and bedrooms and two large built in storage cupboards.

## KITCHEN

9'10" x 8'2" (3.00 x 2.50)



A light and airy newly installed and unused kitchen fitted with a range of base and wall units in dark navy and neutral white, complementary marble effect worktops, grey metro tiled

splash-backs, stainless steel sink and drainer with chrome mixer tap. Kitchen includes built in oven with 4-ring electric hob and extractor fan over, space for freestanding clothes dryer, windows to sides, spotlights, new grey uPVC door to external.

## BATHROOM

5'10" x 5'6" (1.80 x 1.70)



Newly installed and unused bathroom suite comprising P-shaped bath with shower over, shower attachment and glass screen, WC and vanity units with fitted wash hand basin. Frosted glass window to rear aspect, porcelain marble tiled walls and Victorian mosaic tiled floor.

## BEDROOM ONE

12'9" x 10'2" (3.90 x 3.10)



Double bedroom to rear aspect double glazed window offering views over open countryside.



## BEDROOM TWO

8'10" x 7'2" (2.70 x 2.20)



Double bedroom to rear aspect double glazed window offering views over open countryside.

## EXTERNALLY - PARKING



There is ample space for four to five cars to the front of the property. Part of the driveway is laid with new tarmac and the rest laid with paving and decorative chipping.

## EXTERNALLY - GARDEN



There is low maintenance front lawn with a lovely view towards the sea, with side access leading to the rear garden which is mainly laid to lawn with boundary sandstone walls and views across the open countryside.

Additional deck has been added to the front face of the property providing additional seating to soak in that stunning view across Whitehaven and to Sea.

The property has recently had new plastic fascia boards, been K Rendered and re-pointed.

## DIRECTIONS

Leaving Whitehaven town centre, proceed up Inkerman Terrace and turn left at the traffic lights onto Loop Road/A595. Follow Loop Road/A595 for approximately half a mile then take the right turning onto The Highlands. Take the first left onto Heather Close and the property can be found further along on the left hand side, identified by a Grisdales For Sale Board.

## COUNCIL TAX

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

## 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."

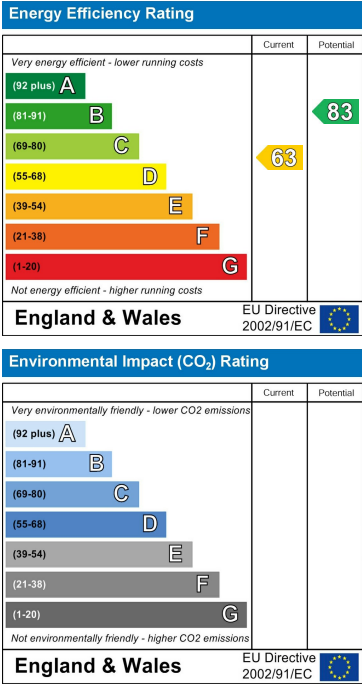
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

Floor Plan

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