



# GRISDALES

PROPERTY SERVICES



## 24 Patterdale Avenue, Whitehaven, CA28 8RX

**£144,950**

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

An excellent opportunity for first-time buyers or investors! This lovely, affordable home offers generous space to grow, making it ideal for those starting a family or looking to put down roots. Featuring front and rear gardens, off-road parking, two versatile reception rooms, a spacious kitchen, three well-presented bedrooms, and a stylish four-piece family bathroom.

Buy-to-let landlords – take note! Located just a short walk from West Cumberland Hospital and close to key employment hubs, this property is perfectly positioned for strong rental demand.

Call us today to arrange your viewing on 01946 693931.

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)

## THINGS YOU NEED TO KNOW

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

## ENTRANCE HALLWAY

Access via composite front door, understairs storage cupboard, radiator, stairs to the first floor landing and doors to:

## LOUNGE

12'5" x 12'7" (3.79 x 3.86)



Front aspect double glazed window, radiator, electric fireplace, TV point and open doorway to:

## DINING ROOM

9'3" x 9'1" (2.82 x 2.79)



Rear aspect double glazed window and radiator. Door to:

## KITCHEN

9'3" x 9'3" (2.83 x 2.82)



Range of wooden wall and base units with complimentary work surfaces, stainless steel sink and drainer unit, rear aspect double glazed window, built in extractor fan with space under for a free standing cooker, cupboard housing BAXI gas central heated combi boiler, plumbing for washing machine, uPVC part glazed door leading to external outbuilding and access.

## BACK FROM THE ENTRANCE HALLWAY

Stairs to the first floor landing, with side aspect double glazed window, loft access, two storage cupboards and doors to:

## BATHROOM

7'4" x 5'4" (2.25 x 1.65)



Four piece suite comprising of a bath, walk in shower cubicle, W.C and wash hand basin. Two double glazed frosted glass windows, Neutral toned tiled wall coverings,

## BEDROOM TWO

12'6" x 9'3" (3.82 x 2.83)



Double bedroom with rear aspect double glazed window, built in storage cupboard with hanging rail and radiator.

## BEDROOM ONE

12'10" x 12'6" (3.93 x 3.83)



Double bedroom with front aspect double glazed window and radiator.

## BEDROOM THREE

8'8" x 7'11" (2.66 x 2.42)



Single bedroom with front aspect double glazed window, radiator and built in storage cupboard with hanging rail.

## EXTERNAL - FRONT



Off road parking available accompanied nicely by a front low maintenance shillied garden.

## EXTERNAL REAR/ OUTBUILDINGS



Access to the two outbuildings which are ideal for storage. Front and rear access via two separate doors. The generous rear garden has been newly fenced in part and is laid to lawn.

## COUNCIL TAX

We have been advised by Copeland Borough Council (01946) 852585 that this property is placed in Tax Band A

## DIRECTIONS

From Whitehaven town centre follow the road out toward Cleator moor, passing through Hensingham Main Street. At the mini round-a-bout take the right hand turn onto Cleator

Moor Road. Turn Right before the Swimming Baths onto Overend Road and immediately right onto Patterdale Avenue. The property is the first on the left hand side.

## 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

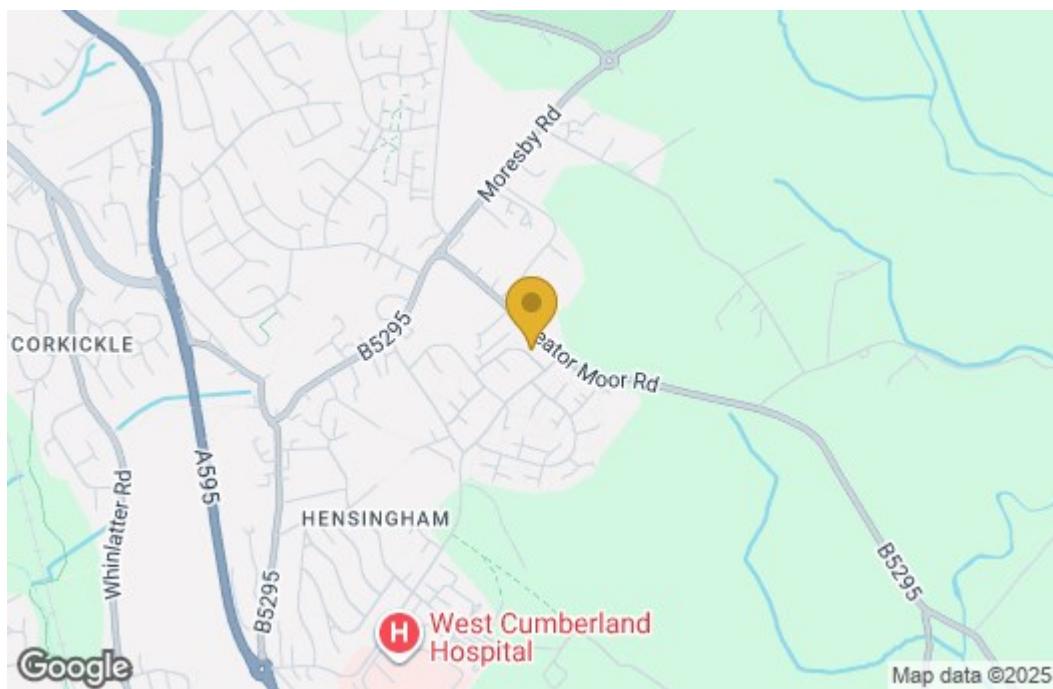
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

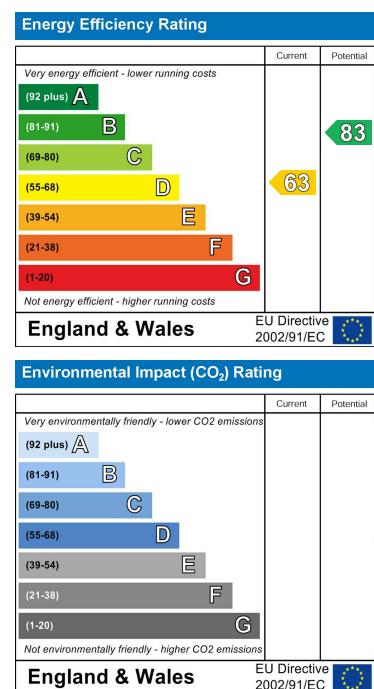
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

## 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.