



## 7 Basket Road, Whitehaven, CA28 9AJ

**£115,000**

Here we have another great property in the ever-popular location of Kells, Whitehaven. This deceptively spacious semi-detached house presents an excellent opportunity for making this fabulous property your own, with plenty of scope for renovation, the possibilities are endless!

The garden offers ample outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air.

Additionally, the rear of the house provides delightful sea views, creating a picturesque backdrop for watching the sunrise and sunsets.

A huge added bonus is the driveway parking, ensuring that you have a secure and convenient place to park. This feature is particularly valuable in a family home, allowing for easy access and peace of mind.

This is sure to be a popular property, so don't delay in calling us on 01946 693931 to take a look around.

## THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

## ENTRANCE



Is via park glazed upvc front door into:

## HALLWAY

Radiator. Stairs to 1st floor door leading to:

## LOUNGE

14'10" x 12'11" (4.53 x 3.94)



Two front aspect. double glazed windows, radiator, laminate flooring, gas fire within decorative wooden surround. Door leading to:

## KITCHEN

9'4" x 7'1" (2.85 x 2.16)



Range of blue wooden wall and base units with complementary wooden work surfaces, integrated gas hob and electric oven with overhead extractor fan. Stainless steel sink and drainer unit. Rear aspect double glazed window. Neutral wall tiling, grey floor tiling, radiator door leading to:

## CONSERVATORY

8'5" x 7'6" (2.57 x 2.31)



## DOWNSTAIRS BATHROOM



Three piece suite comprising of bath with shower attached to tap. Walk in shower, wash basin. Grey wall tiling radiator. Neutral wall tiling. Door leading back from kitchen into:

## REAR HALLWAY

With door leading to WC, wall mounted Baxi boiler, side aspect frosted double glazed window.

## UTILITY SPACE

Side aspect frosted double glazed window. UPVC door leading to conservatory. Neutral floor tiling and patio doors leading to:

## 1ST FLOOR LANDING

Side aspect double glazed window, loft hatch doors leading to:

## BEDROOM 1

15'9" x 10'8" (4.82 x 3.27)



Two front aspect double glazed windows, two Radiators, two storage cupboards which are double in size. Fitted wooden wardrobes.

### BEDROOM 2

11'9" x 10'5" (3.60 x 3.19)



Rear aspect double glazed window double in size radiator.

### BEDROOM 3

8'5" x 8'3" (2.59 x 2.53)



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

### FRONT EXTERNAL



Driveway parking for 2-3 vehicles.

### REAR EXTERNAL



Long grassed garden in need of some TLC.

### VIEWS



### DIRECTIONS

The property is best approached from Whitehaven Town Center, following the road from the Harbourside towards Egremont. Turn Right at Albion Square and follow the road up the hill bearing left onto High Road, then turn right onto Basket Road. The property can be found further along on the right hand side.

### 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.

