



GRISDALES

PROPERTY SERVICES



59a Loop Road North, Whitehaven, CA28 6LW

£295,000

Looking to live on one of the biggest plots on one of the most sought after Roads in Whitehaven? Then I have just the property for you! This is the perfect family home offering fabulous space inside and out, with enclosed family gardens to the front and rear and plenty of off road parking, all requirements are met... gardens for the young children to play and ample parking for when they grow up and occupy the best parking space on the drive. Inside will blow you away...the ever popular bay windows for that desired Christmas Tree space or the perfect window seat just watching the world go by.

The accommodation upstairs also doesn't disappoint, with three DOUBLE bedrooms and two bathrooms you'll be spoiled for choice.

This is sure not be on the market for long, don't miss out! Call us today on 01946 693931.

Helping you find your perfect new home...

www.grisdales.co.uk

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: whitehaven@grisdales.co.uk

THINGS YOU NEED TO KNOW

The property benefits from gas central heating, double glazing, mains water and drainage.

ENTRANCE

Via composite front door into:

HALLWAY



Radiator, stairs to 1st floor. Doors leading to:

LOUNGE

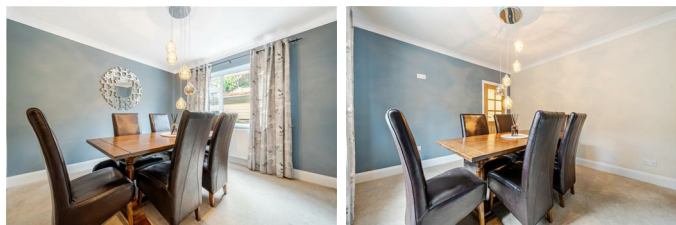
14'0" x 11'8" (4.29 x 3.58)



Front aspect double glazed bay window, gas fire, radiator, laminate flooring.

DINING ROOM

11'6" x 10'7" (3.51 x 3.25)



Radiator. Rear aspect double glazed window.

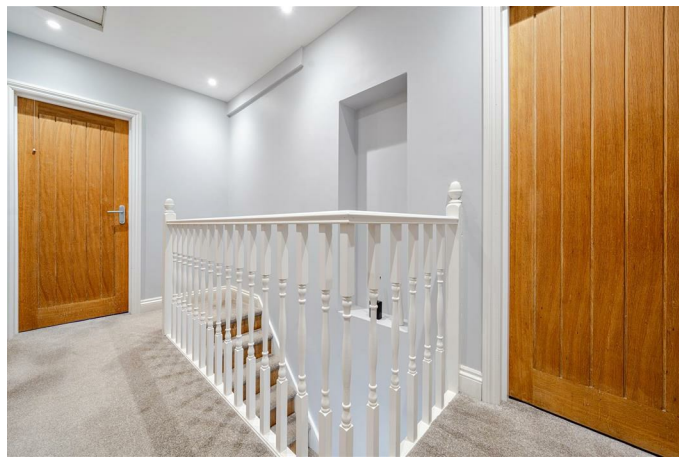
KITCHEN

10'7" x 10'4" (3.25 x 3.15)



Range of modern wooden wall and base units with complementary work surfaces, integrated induction hob with extractor fan above, decorative splash back, side aspect double glazed window. UPVC door leading to rear external.

FIRST FLOOR LANDING



Doors leading to:

BEDROOM ONE

14'6" x 10'4" (4.44 x 3.15)



Double in size, radiator, front aspect double glazed window. Door leading to:

EN SUITE SHOWER ROOM



Three-piece suite comprising of walk-in shower, WC and wash basin. Frosted double glazed window. Floor tiling. Radiator.

BEDROOM TWO

14'11" x 11'10" (4.55 x 3.61)



Double in size, radiator, front aspect, double glazed bay window.

BEDROOM THREE

11'5" x 11'10" (3.48 x 3.61)



Double in size, radiator, rear aspect double glazed window.

FAMILY BATHROOM



Three-piece suite comprising of walk-in shower, W.C and wash basin set within unit. Heated towel rail, decorative wall tiling, frosted double glazed window.

FRONT EXTERNAL



Gated driveway parking for three to four vehicles alongside large grassed lawn area. Fenced in all around for privacy and security. Access is available around both sides of the property to the:

REAR EXTERNAL



Mostly laid to lawn with mature trees and decorative shrubbery surrounding, alongside decking area.

GARAGE

14'6" x 10'4" (4.44 x 3.15)

Electric front door, UPVC door to rear. Plumbing and sink fitted, wall mounted Worcester boiler, range of wooden units for storage.

ARIEL PHOTOGRAPHY



ELEVATED VIEWS



DIRECTIONS

From Whitehaven Town Centre travel South up Inkerman Terrace, at the traffic lights turn left and the property can be located on the Right Hand side just after the junction to Oakbank Avenue.

W3W///paddocks.albatross.mysteries

COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band D.

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.

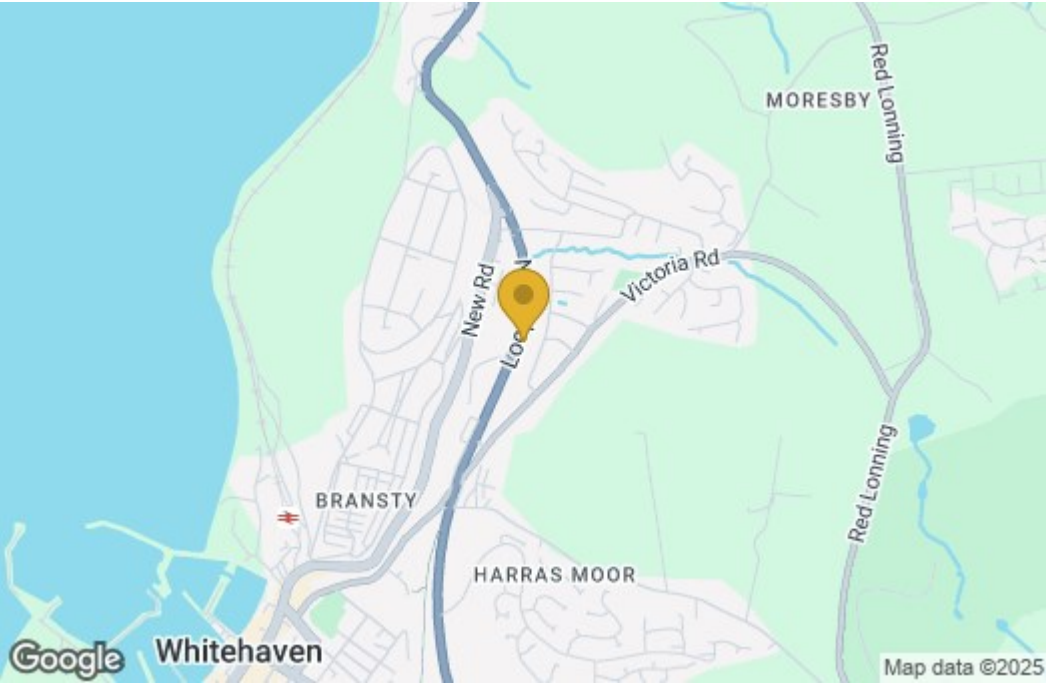
MORTGAGE ADVICE

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. 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.

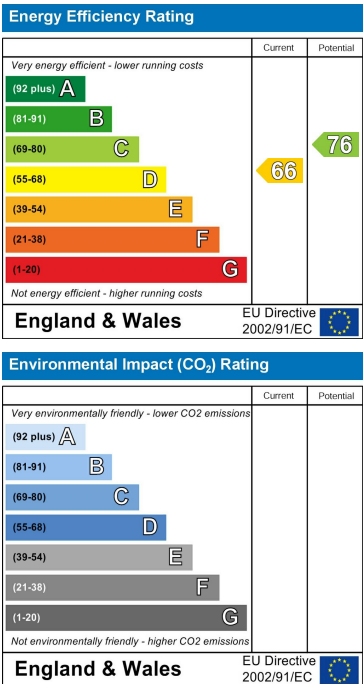
Floor Plan



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.