

## 28 Inkerman Terrace, Whitehaven, CA28 7TY

**£190,000**

This impressively spacious and well-presented three double bedroom property is perfectly located on just a short distance Whitehaven Town Centre and seconds away from the A595.

Thoughtfully designed with families in mind, the home offers a seamless blend of modern convenience and timeless charm, ready for you to move straight in. Inside, you'll find a welcoming interior with tasteful décor throughout, creating a light and inviting feel. The well-proportioned living spaces offer flexibility for everyday family life, complemented by the added benefit of a ground floor W.C. for extra convenience. The contemporary kitchen is both stylish and practical and the upstairs space continues to impress with a modern, well-appointed bathroom.

Externally, the property boasts a fantastic rear garden which is mainly laid to lawn – perfect for those with Children or pets.

## THINGS YOU NEED TO KNOW

The property is Freehold and benefits from mains gas, electric, water and drainage supplies.

### ENTRANCE HALL



Stairs to 1st floor landing, radiator, understairs storage cupboard, access to the groundfloor W.C and doors to:

### GROUND FLOOR WC

Handy ground floor W.C, perfect for families with small children

### LOUNGE

24'5" x 10'9" (7.45 x 3.3)



Nicely presented with front aspect double glazed window, radiator, wood burning stove with mantle over, TV point. Archway to:

### DINING ROOM

12'0" x 10'11" (3.66 x 3.34)

Rear aspect double glazed window, radiator and telephone point.

## KITCHEN

14'1" x 8'4" (4.31 x 2.56)



A range of wall and base units with complementary work surfaces and white tiled surrounds. Inset stainless steel sink unit, free standing cooker with four ring gas hob and stainless steel extractor over, plumbing for a washing machine, side and rear aspect, double glazed window, UPVC double glazed door to rear garden and radiator. Back from the entrance hall we have stairs to:

### FIRST FLOOR LANDING

Double glazed window and doors to:

### BEDROOM ONE

11'11" x 10'1". (3.64 x 3.09.)



Double bedroom with rear aspect double glazed window. Storage cupboard housing gas central heating combi boiler and a feature fireplace.



## BEDROOM TWO

17'4" x 12'0" (5.30 x 3.67)



Double bedroom with twin front aspect double glazed windows, radiator and feature fireplace. Back from the first floor landing, stairs lead to:

## SECOND FLOOR LANDING

Handy loft access and doors to:

## BATHROOM

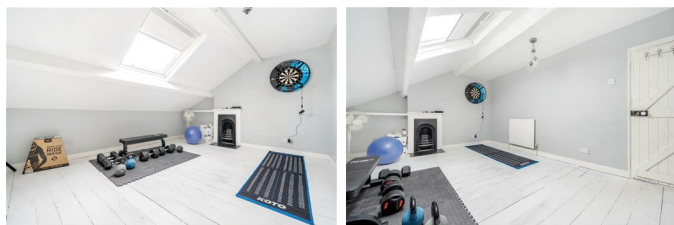
11'2" x 9'10". (3.42 x 3.02. )



Large family bathroom incorporating white three piece suite with green tiled surrounds comprising of a bath with mixer tap with shower head and additional shower over, wash hand basin, extractor fan and velux window.

## BEDROOM THREE

16'6" x 12'1" (5.03 x 3.70 )



Large double bedroom with velux window, radiator and feature fireplace.

## EXTERNAL FRONT



Small, low maintenance front garden, which could also double as a driveway for a small vehicle.

## EXTERNAL REAR



Large rear garden, which is mainly led to lawn. There is a right of access via a neighbouring property. A wooden shed is also included.

## DIRECTIONS

The property is located on Inkerman Terrace towards the top on the left hand side closest to the traffic lights leading to Loop Rd on the left hand side. If you're coming from Whitehaven.

W3W: ///repeated.soldiers.tasteful

## 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 REGULA

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.

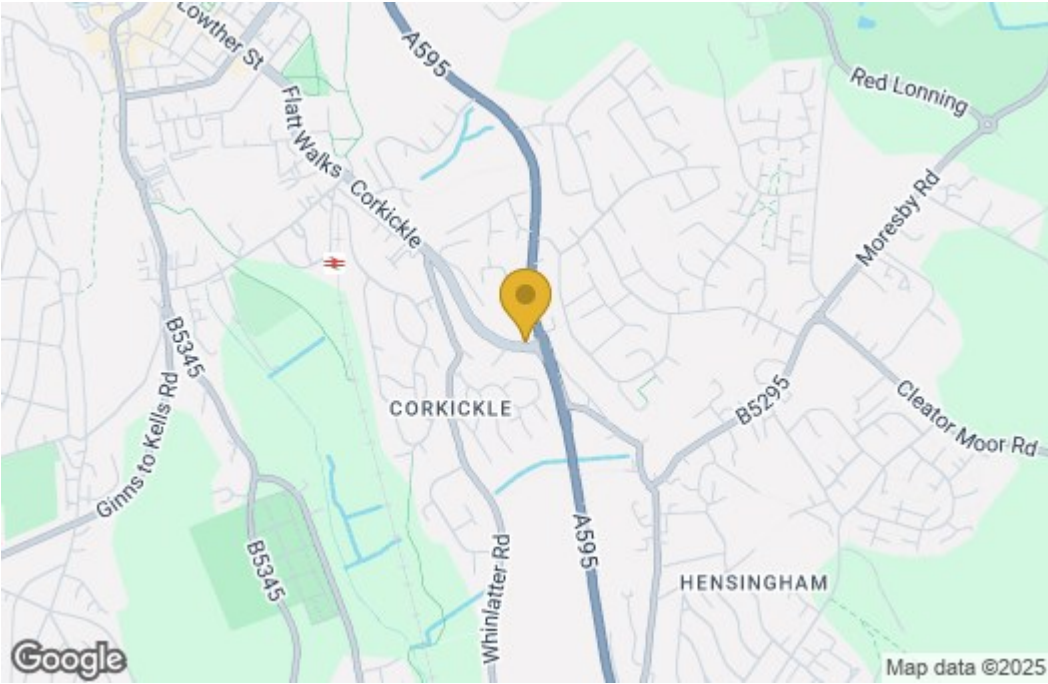
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

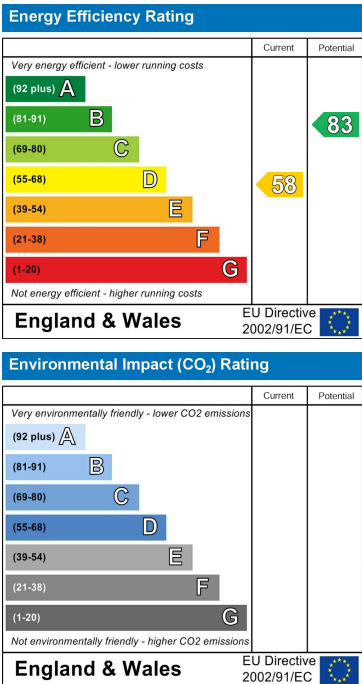
Floor Plan



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.