



6 Brayton Terrace, Whitehaven, CA28 6BT

£125,000

Located within the established residential area of Bransty, this well-presented home has clearly been well cared for over the years and offers generous accommodation arranged across three floors.

The property provides three bedrooms across the upper levels, creating comfortable and well-balanced living space for family life.

On the ground floor, two reception rooms provide flexible living areas, whether used for family gatherings, a separate sitting room. These are rooms that lend themselves easily to day-to-day living.

To the rear, a bright sun room offers an additional space to sit and unwind, with a pleasant outlook over the garden — the sort of room that quietly becomes part of the daily routine.

Outside, the property benefits from a detached garage, providing useful additional storage.

This is a home that feels settled and welcoming — a place that has clearly been enjoyed and cared for, and one that offers the space and setting for its next chapter.

THINGS YOU NEED TO KNOW

The property benefits from mains gas, electricity, water and drainage.

ENTRANCE

Entrance is via UPVC front door into:

HALLWAY

Radiator. Stairs leading to first floor, doors leading to:

RECEPTION ROOM

15'3" x 12'9" (4.67 x 3.89)



Dual aspect double glazed window. Radiator, electric fire, sliding doors leading to:

DINING ROOM

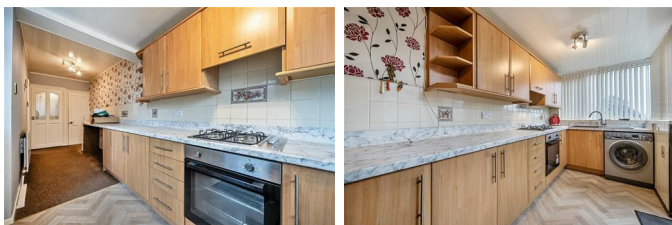
12'9" x 8'9" (3.89 x 2.69)



Electric fire. Radiator. Rear aspect double glazed window.

KITCHEN

22'6" x 5'11" (6.87 x 1.82)



Fitted with range of wooden wall and base units with complimentary work surfaces, integrated electric oven and gas hob with extractor fan above, radiator, understairs storage

cupboard, inset sink and drainer unit, plumbing for washing machine, dual aspect double glazed windows. Decorative wall tiling. Radiator. UPVC door leading to rear external.

STAIRS TO FIRST FLOOR LANDING

Doors leading to:

BATHROOM



Four piece suite comprising of bath, walk-in shower, WC and wash basin, heated towel rail, rear aspect frosted double glazed window.

BEDROOM TWO



Front aspect double glazed window, radiator, double in size. Fitted wardrobes providing plenty of storage.

BEDROOM THREE

12'2" x 10'7" (3.71 x 3.23)



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

OFFICE

6'1" x 5'8" (1.86 x 1.73)



Front aspect double glazed window.

STAIRS TO SECOND FLOOR

Door leading to:

BEDROOM ONE

14'0" (max) x 12'5" (max) (4.27 (max) x 3.80 (max))



Rear aspect double glazed window, double in size.

FRONT EXTERNAL



Parking available on the street in front of the property.

REAR EXTERNAL



External storage space alongside W.C. Steps leading down to paved patio seating area.

SUN ROOM



Perfect space for sitting and enjoying the outside in the comfort of the inside.

GARAGE



Across the lane on a separate site is a detached garage with parking in front for one vehicle.

DIRECTIONS

The property is best approached from Whitehaven Town Centre following the one way system passed Tesco, turning left up towards Bransty and turning immediately right onto Sea View Road. Take a right at the top of the hill. Follow the road taking a left turn on Brayton Terrace.

W3W:///jugs.tidy.wheat

COUNCIL TAX

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

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.

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

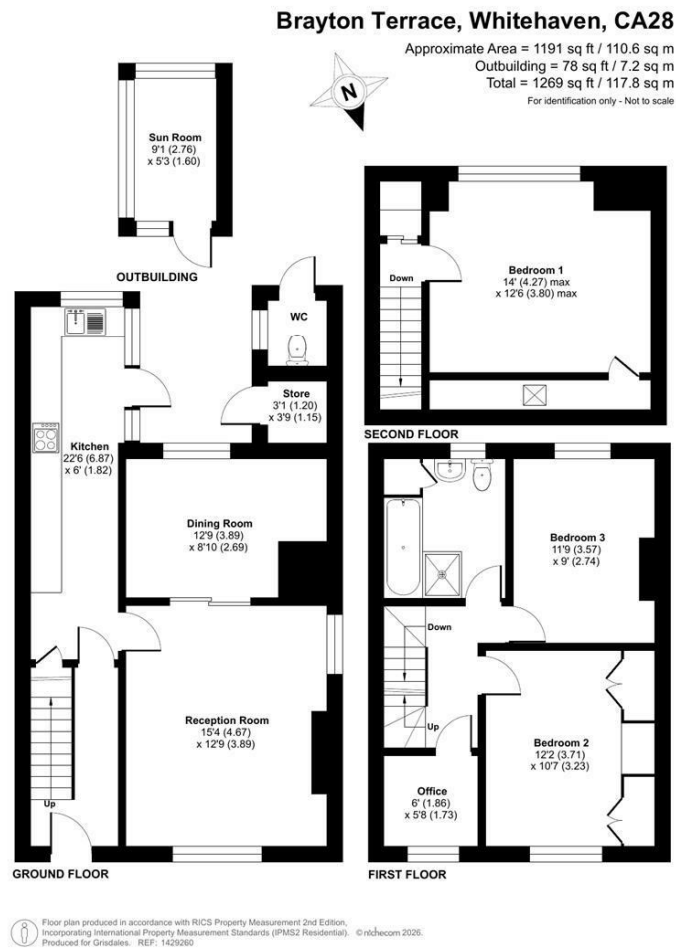
We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all 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.

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.

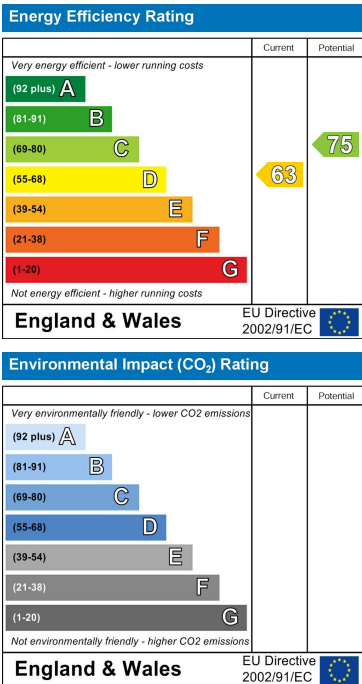
Floor Plan



Area Map



Energy Efficiency Graph



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