



# GRISDALES

PROPERTY SERVICES



## 9 Firth View, Whitehaven, CA28 6RJ

**£85,000**

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

How do you imagine starting your day — a steaming cup of coffee in hand, the sea shimmering before you? Or perhaps unwinding at sunset with a glass of wine as the sun sets?

This lovely coastal bungalow is ready and waiting for new owners to make it truly their own. Inside, you'll find two comfortable double bedrooms and a wonderfully light, airy reception room where a generous bay window frames captivating sea views. The home also features a stylish wet room with a newly installed shower, along with a well-proportioned kitchen offering plenty of potential to create your perfect culinary space.

With gardens to the front and rear, nearby parking, and an enviable seaside setting, this delightful property ticks all the right boxes — and at a price that's refreshingly affordable. Offered for sale with NO FORWARD CHAIN, your coastal lifestyle could begin sooner than you think.

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

Gas central heating

Double glazing.

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

## ENTRANCE HALL

Access via UPVC double glazed door with frosted glass panning a large side double glazed window, doors to:

## RECEPTION ROOM

14'7" x 13'5" (max) (4.47 x 4.09 (max))



Large front aspect double glazed bay window with fireplace.

## KITCHEN

9'8" x 7'10" (2.95 x 2.39 )



Range of wall and base units with work surfaces and tiled surround. Inset stainless steel unit, plumbing for a washing machine, rear aspect double glazed window, UPVC double glazed for rear access. Storage cupboard housing the BAXI gas combi boiler, loft access.

## BEDROOM ONE

15'3" x 11'10" (4.65 x 3.61)



Double bedroom with rear aspect double glazed window.

## BEDROOM TWO

10'0" x 8'3" (3.05 x 2.54)



Double bedroom with front aspect double glazed window boasting sea views.

## SHOWER ROOM



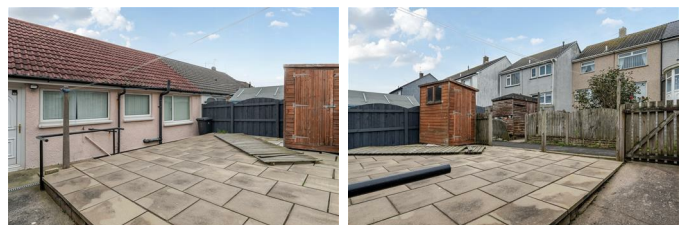
Wet room incorporating a shower, WC, handbasin, tiled walls, extractor fan and rear aspect double glazed window

## EXTERNAL FRONT



Block paved front walled and gated garden with spectacular sea views and steps leading to the property.

## EXTERNAL REAR



Generous external rear garden mainly paved with outside tap and garden shed.

## DIRECTIONS

## 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.

## 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.

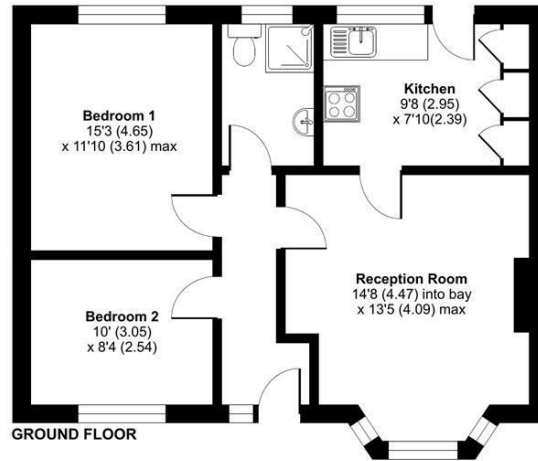
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

### Firth View, Parton, Whitehaven, CA28

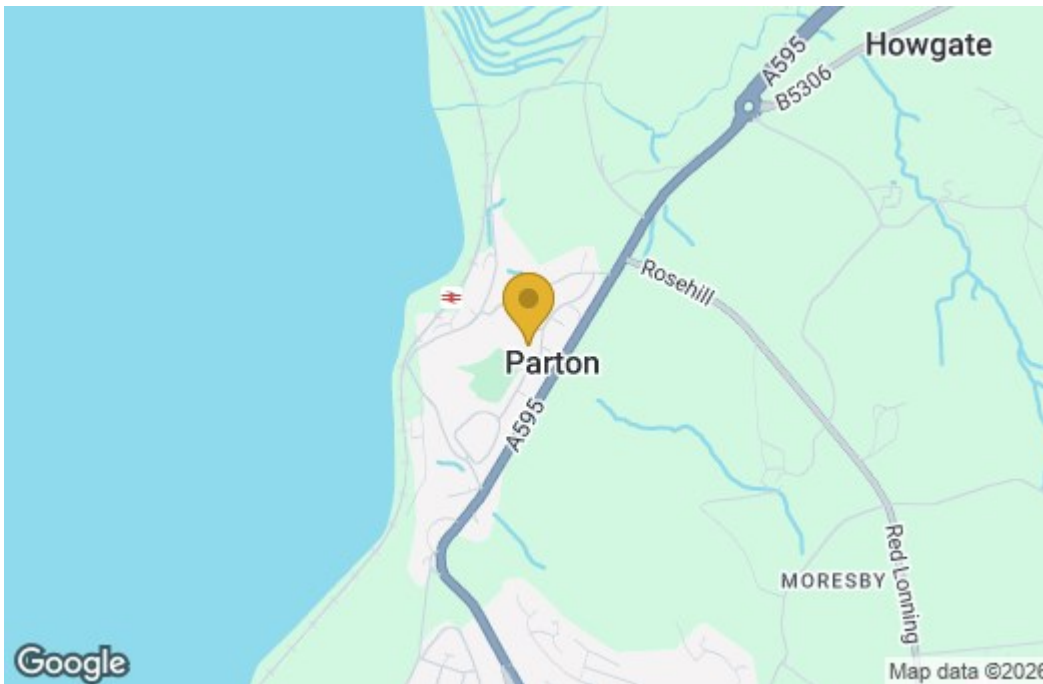
Approximate Area = 581 sq ft / 54 sq m

For identification only - Not to scale

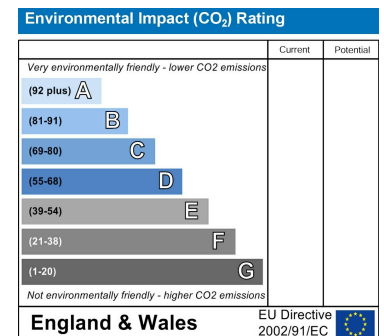
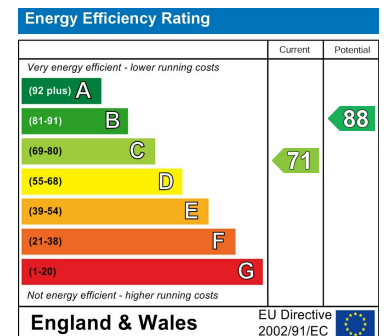


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rickhcom 2024. Produced for Gradales. REF: 1266449

## Area Map



## Energy Efficiency Graph



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