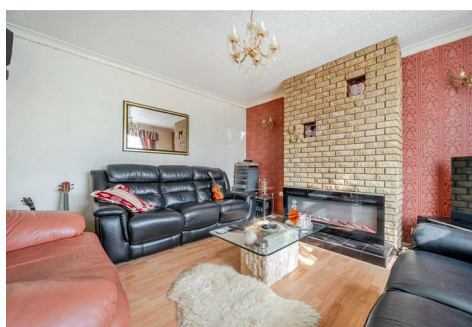




15 Vale View, Whitehaven, CA28 6QD

£140,000

Perfectly placed between Workington and Whitehaven, this impressive three-bedroom home offers the best of both worlds — peaceful surroundings with effortless access to walks, local amenities, schools, and transport links.

From the moment you arrive, the property makes a lasting impression. A substantial driveway provides generous off-road parking for multiple vehicles, setting the tone for the space and practicality that continues throughout.

Inside, the home delivers well-proportioned living accommodation designed for modern family life. Each of the three bedrooms offers comfortable and versatile space, while the living areas create an inviting environment.

Step outside and the property truly sets itself apart. Beautifully maintained gardens to both the front and rear provide stunning outdoor spaces to enjoy all year round.

Call us today on 01946 693931 to book your viewing.

THINGS YOU NEED TO KNOW

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

ENTRANCE

Via red composite front door into:

HALLWAY



Radiator, stairs leading to first floor, door leading to:

LOUNGE

13'1" x 12'7" (4.01 x 3.85)



Front aspect double glazed window, telephone point, electric fire.

KITCHEN/DINER

10'10" x 9'8" + 10'3" x 8'10" (3.32 x 2.97 + 3.14 x 2.71)



Range of green wall and base units with complementary work surfaces. Belfast sink, extractor fan, rear aspect double glazed window and French doors leading to garden, decorative wall tiling, wall mounted boiler.

UTILITY ROOM

16'9" x 4'6" (5.11 x 1.39)



Sink and drainer unit fitted, plumbing for washing machine, UPVC door, side aspect frosted window. Door leading to:

DOWNSTAIRS WC

Two piece suite comprising of W.C and wash basin. Radiator. Side aspect frosted double glazed window.

FIRST FLOOR LANDING

Doors leading to:

BATHROOM



Four piece suite comprising of roll top bath, walk-in shower, W.C and wash basin, UPVC wall panelling. Heated towel rail, rear aspect frosted double glazed window.

BEDROOM ONE

12'2" (max) x 11'3" (3.73 (max) x 3.45)



Rear aspect double glazed window, double in size, radiator, built-in storage.

BEDROOM TWO

11'6" x 11'1" (3.53 x 3.38)



Front aspect double glazed window, double in size, radiator, built-in storage cupboard.

BEDROOM THREE

8'6" x 8'3" (2.60 x 2.54)



Front aspect double glazed window, radiator, single in size.

FRONT + SIDE EXTERNAL



Central gated pathway accompanied by grass lawn, decorative borders and pergola. Driveway parking for three vehicles. Access to the side of the property, where there is a large Workshop situated.

REAR EXTERNAL



Patio seating areas accompanied by decorative shrubbery alongside pond.

DIRECTIONS

Leaving Whitehaven heading north towards Workington on the A595, continue until you see a left hand sign posted Lowca. Continue into the village, taking a left onto East Road. Follow the road as it bends to the left, continue straight until you

approach number 15 on the left hand side.

W3W///frightens.dwarf.vertical

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.

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.

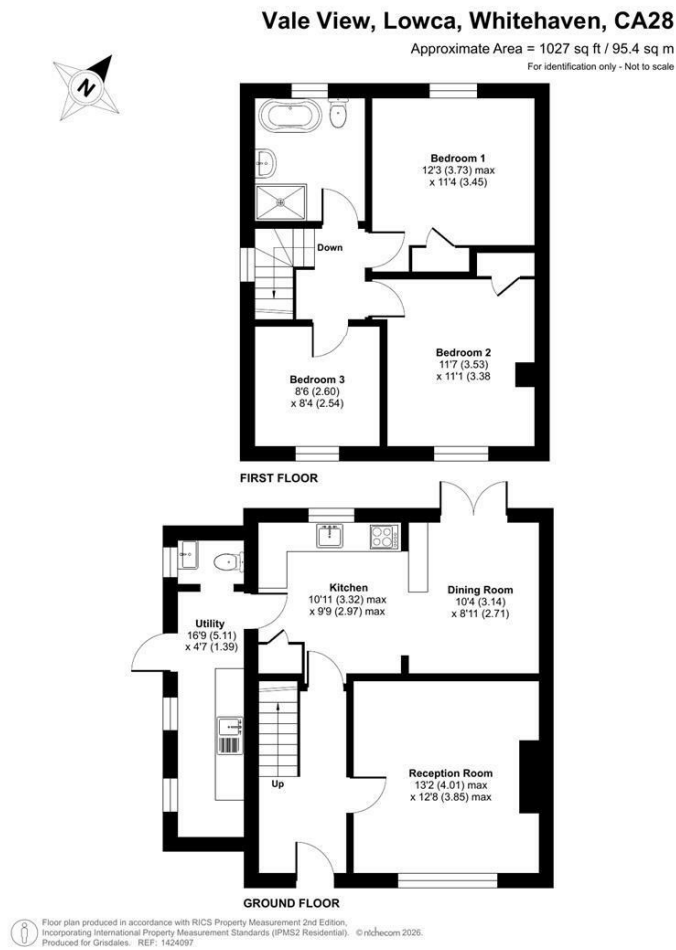
MORTGAGE ADVICE

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.

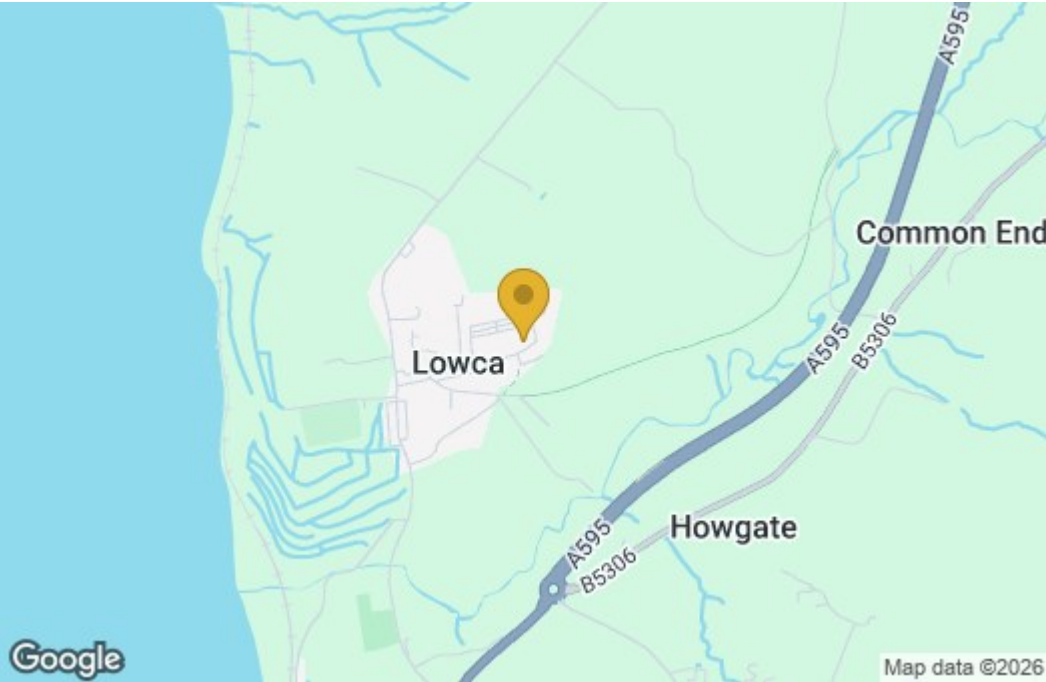
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

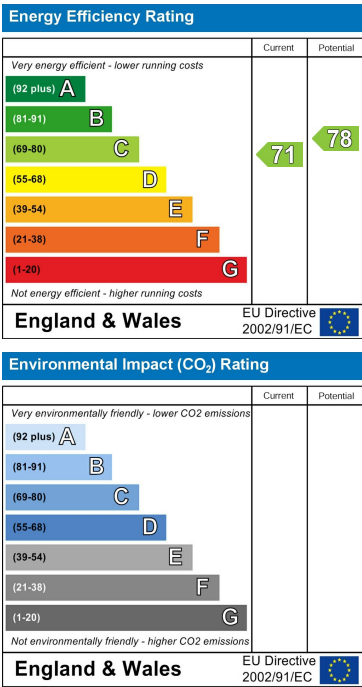
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.