



GRISDALES

PROPERTY SERVICES



18 Snafell Terrace, Whitehaven, CA28 9QF

£135,000

ONLINE VIEWING AVAILABLE

Perfect First Home – Space, Style, and Sea Breezes

Beautifully presented and well maintained over the years by the current owner, this fabulous property offers generous living space along with a great-sized, low-maintenance rear garden. The garden also benefits from a large workshop/store — perfect for a motorbike enthusiast, hobbyist, or anyone needing extra storage. With a little imagination, the possibilities are endless!

Ideally situated in a popular and convenient location, the home is close to highly regarded local schools, just a few minutes' drive from Whitehaven Town Centre, and around 10 minutes from St Bees. For those who love the outdoors, there are plenty of scenic walks nearby. Take a stroll along the Kells Coastal Edge towards the Old Mining Museum and enjoy those breathtaking sunsets along the way!

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

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

ENTRANCE HALLWAY

Spacious entrance with additional storage space, stairs to the first floor landing and doors to:

LIVING ROOM

13'5" x 13'5" max (4.10 x 4.09 max)



Perfect for cosy nights in, benefitting from large front aspect double glazed window allowing a lovely flow of natural light into the property.

KITCHEN/ DINING ROOM

13'4" x 7'11" (4.08 x 2.43)



Fitted with a range of wall and base units with complimentary work surfaces and tiles surrounding the inset sink unit. Ample space for a breakfast table, double glazed window and uPVC double glazed door for rear access.

BATHROOM



Four piece white suite comprising of a free standing bath, separate shower cubicle, W.C and wash hand basin. Fully tiled wall and floor covering and double glazed frosted glass window.

BACK FROM THE ENTRANCE HALLWAY

Stairs lead to:

FIRST FLOOR LANDING

Airing cupboard and doors to:

BEDROOM ONE

15'9" x 9'10" max (4.82 x 3.00 max)



Master Double Bedroom with twin front aspect double glazed window, with a view to the sea between the neighbouring properties.

BEDROOM TWO

12'3" x 8'3" max (3.75 x 2.52 max)



Double Bedroom with twin rear aspect double glazed window

BEDROOM THREE

9'3" x 8'2" (2.82 x 2.50)



Single Bedroom with rear aspect double glazed window.

EXTERNAL - FRONT



The property has recently benefitted by having the window surrounds freshly painted. Low Maintenance front garden and on street parking.

EXTERNAL - REAR



Generous low maintenance rear garden with greenhouse and Large Store, which could ideally be used as additional storage, workshop or why not convert into a garden room or hobby space.

There is a right of access via the passage to the side of the property, allowing access directly into the rear garden.

DIRECTIONS

W3W///juggled.young.looms

Following the one way system around Whitehaven get into the middle lane next to the Police Station. Continue ahead at the traffic lights, at the bottom of Irish Street turn left onto Preston Street. Pass "Asda" and as the road splits take the middle road and travel up the hill passing the school on the right hand side. Continue up the hill and follow the road around to left onto Snaefell Terrace. Number 18 can be found on the left hand side.

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.

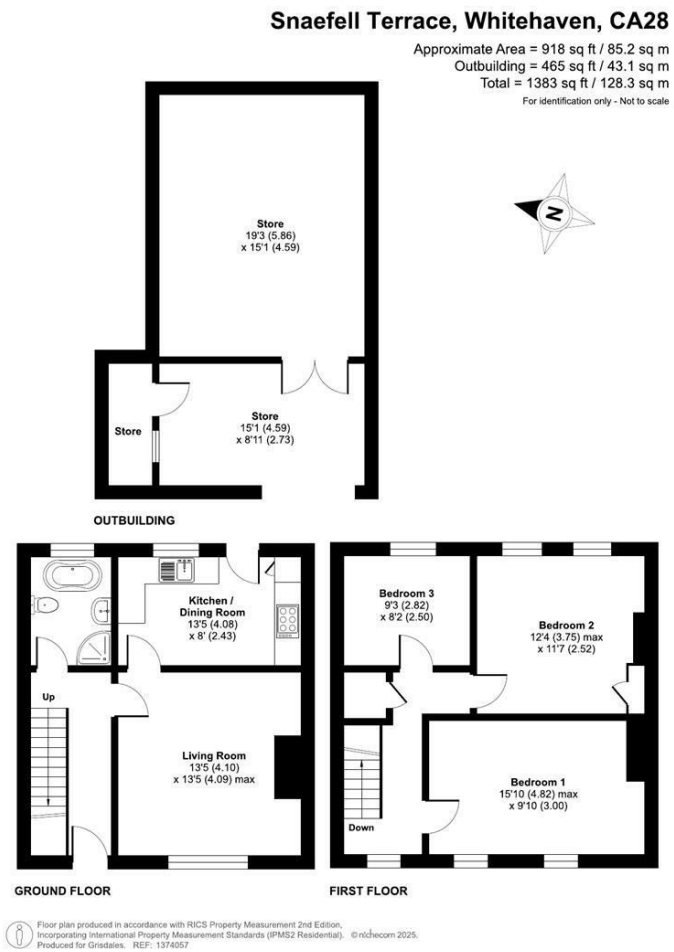
MORTGAGE ADVICE

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.

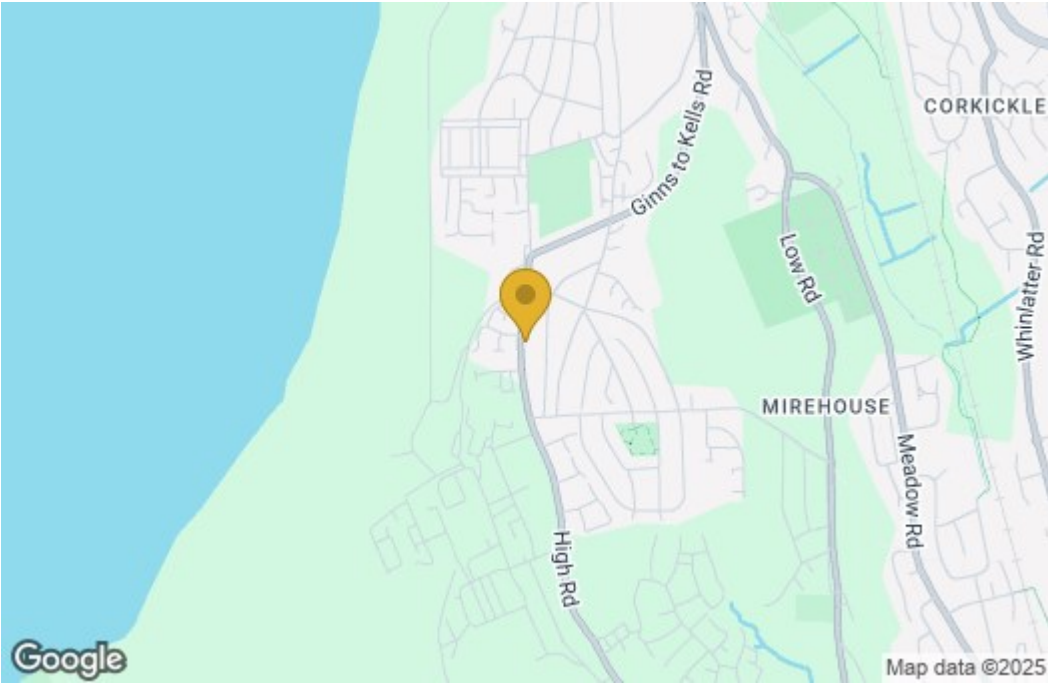
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

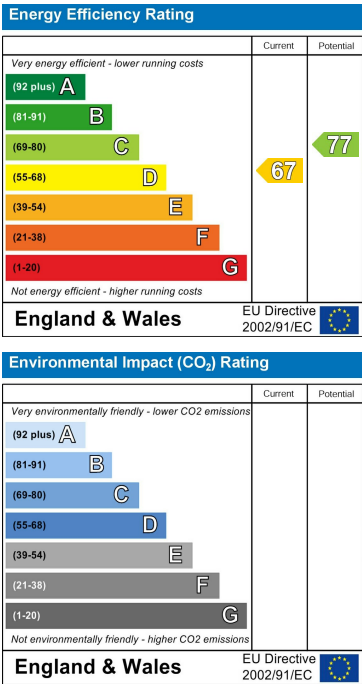
Floor Plan



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.