



25 South Row, Whitehaven, CA28 9AY

£69,950

Welcome to this mid-terrace house located in the popular residential area of Kells. With local school shops and transport links nearby, this could be the perfect investment. As you step inside, you'll be greeted by a cosy reception room, ideal for relaxing with family or entertaining guests. The neutral, modern kitchen adds a touch of elegance to the home.

This delightful property boasts two double bedrooms, perfect for a small family, investors or those in need of a guest room or home office.

With a bathroom to cater to your needs, this property offers convenience and comfort. Additionally, its location ensures it's only a short drive to the town centre and local employment opportunities.

Book a viewing today by calling 01946 693931.

THINGS YOU NEED TO KNOW

The property benefits from Gas central heating, Mains water and Drainage, Mains electricity and Double glazing throughout.

ENTRANCE HALL

Accessed via a uPVC double glazed door with frosted glass panelling. Stairs to access the first floor. Telephone point. Door leading to:

LOUNGE

14'11" (max) x 14'7" (4.55 (max) x 4.47)



Front aspect double glazed window. Television point. Gas fire set on brick hearth. Radiator. Meter cupboard. Door leading to:

KITCHEN

14'9" x 6'10" (max) (4.51 x 2.10 (max))



With a range of white wall and base units with complementary work surfaces and white tiled surrounds. Inset stainless steel sink unit with drainer. Integral appliances include an electric oven and 4-ring electric hob, with stainless steel extractor hood over, and plumbing for a washing machine. Rear aspect double glazed window and UPVC double glazed door with frosted glass panelling. Second rear aspect window. Radiator. Wall mounted Baxi central heating boiler. Gas meter.

STAIRS AND FIRST FLOOR LANDING

With doors leading to:

BEDROOM 1

11'5" x 9'5" (3.48 x 2.88)



Front aspect double glazed window. Radiator. Storage cupboard.

BEDROOM 2

12'1" x 7'11" (3.69 x 2.42)



Double bedroom with rear aspect double glazed window. Telephone point and radiator.

BATHROOM

8'7" x 6'4" (2.62 x 1.95)



With a white 3-piece suite comprising of a bath with mixer tap and shower head, with additional shower unit over, WC and wash hand basin. Partly tiled walls. Rear aspect double glazed frosted glass window. Radiator. Built-in airing cupboard.

EXTERNALLY



To the front of the property parking is on street.

Externally to the rear of the property is a generous low maintenance yard with gated access to the rear lane.

DIRECTIONS

Leaving Whitehaven on the B5345 continue along Preston Street, turning right and proceeding up the hill on The Ginns to Kells road passing the school on the right, take the second right turn on to High Road, South Row is the first on the left and the property can be found part way down on the right hand side displaying a Grisdales for sale board.

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.

10 MORTGAGE ADVICE

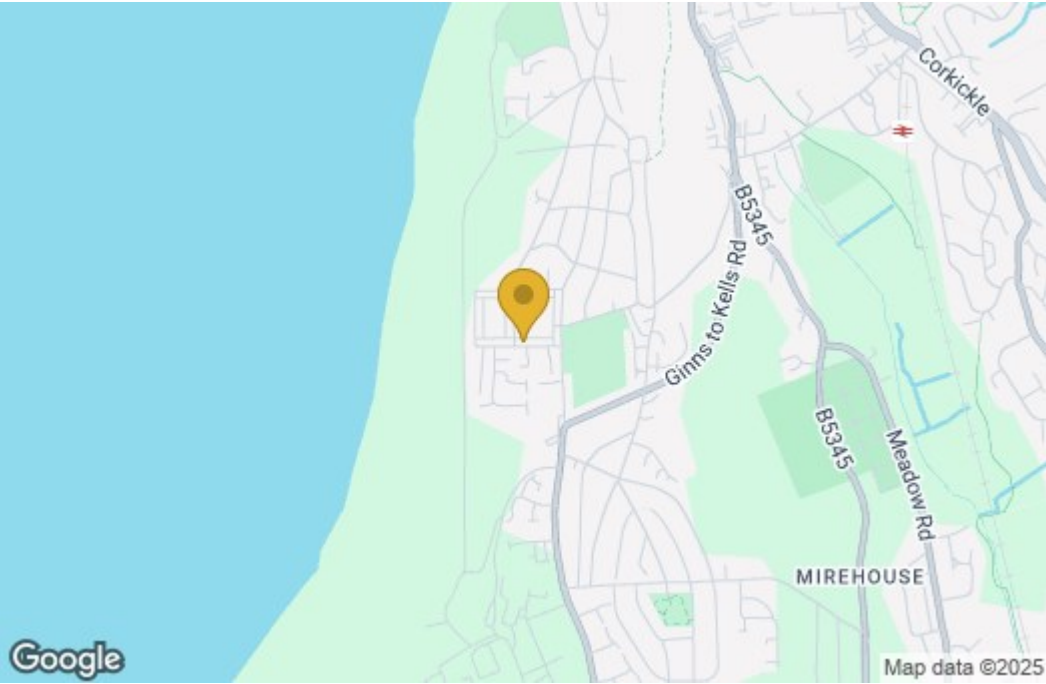
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

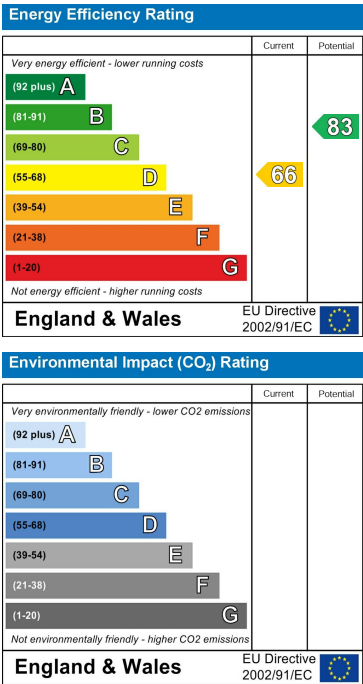
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.