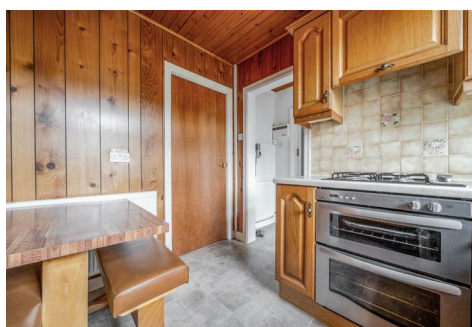




GRISDALES

PROPERTY SERVICES



42 Central Road, Whitehaven, CA28 9EG

£110,000

Sitting Pretty On Central with Meticulously Maintained Gardens!

Calling all First Time buyers and Families.... This lovely mid terrace house would make the perfect first step on the property ladder or a great home for you and your children, with reputable Infants and Junior schools nearby! Internally the property offers generous living space alongside three well proportioned bedrooms and recently fitted Shower Room - Sitting waiting for you to add your own stamp and make it home!

Externally truly is the heart of this home, the front and rear gardens are certainly award worthy! To arrange a viewing, please call 01946 693931

Helping you find your perfect new home...

www.grisdales.co.uk

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: whitehaven@grisdales.co.uk

THINGS YOU NEED TO KNOW

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

ENTRANCE HALLWAY

Accessed via a uPVC double glazed door with glass panelling, stairs to the first floor landing and door to:

LIVING ROOM

15'1" x 11'11" max (4.61 x 3.65 max)



Neutrally decorated generous lounge boasting large front aspect double glazed window, electric fire set in surround with hearth and mantle over, radiator and door to:

KITCHEN

9'4" x 6'10" (2.86 x 2.10)



Range of wall and base units with complimentary work surfaces and tiled splash backs, integral gas oven and grill with four ring gas hob and stainless steel extractor hood over, inset sink unit, rear aspect double glazed window, access to the large pantry and doors to:

SHOWER ROOM



Recently fitted wet room Shower, wash hand basin, extractor fan, radiator and double glazed frosted glass window.

W.C.

W.c and double glazed window.

BACK FROM THE ENTRANCE HALLWAY

Stairs lead to:

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

15'7" x 9'10" max (4.77 x 3.02 max)



Master double bedroom with large front aspect double glazed window, radiator and door to:

WALK IN WARDROBE

6'8" x 4'3" (2.04 x 1.31)



Unexpected space, ideal as a walk in wardrobe or home office with double glazed window for a natural flow of light.

BEDROOM TWO

11'6" x 9'3" max (3.53 x 2.84 max)



Double bedroom with fitted wardrobes, rear aspect double glazed window and radiator.

BEDROOM THREE

8'5" x 8'2" (2.58 x 2.50)



Small Double bedroom with rear aspect double glazed window and radiator.

EXTERNAL - FRONT



Pleasant front garden with small lawn planted with shrubs, gated access and garden path to front door.

EXTERNAL - REAR



Meticulously maintained with several lawn and seating areas incorporating a sunny patio and useful potting shed.

COUNCIL TAX

We have been advised by Copeland Borough Council (01946) 852585 that this property is placed in Tax Band A

DIRECTIONS

From Whitehaven follow the road out towards St Bees, taking the right turn onto Ginns to Kells Road, continuing straight onto Ennerdale Terrace. At the top of Ennerdale Terrace, turn Right onto High Road, pass the play park on the right hand side, and take the first right immediately followed by the first left onto Central Road. The property can be found on the left hand side.

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

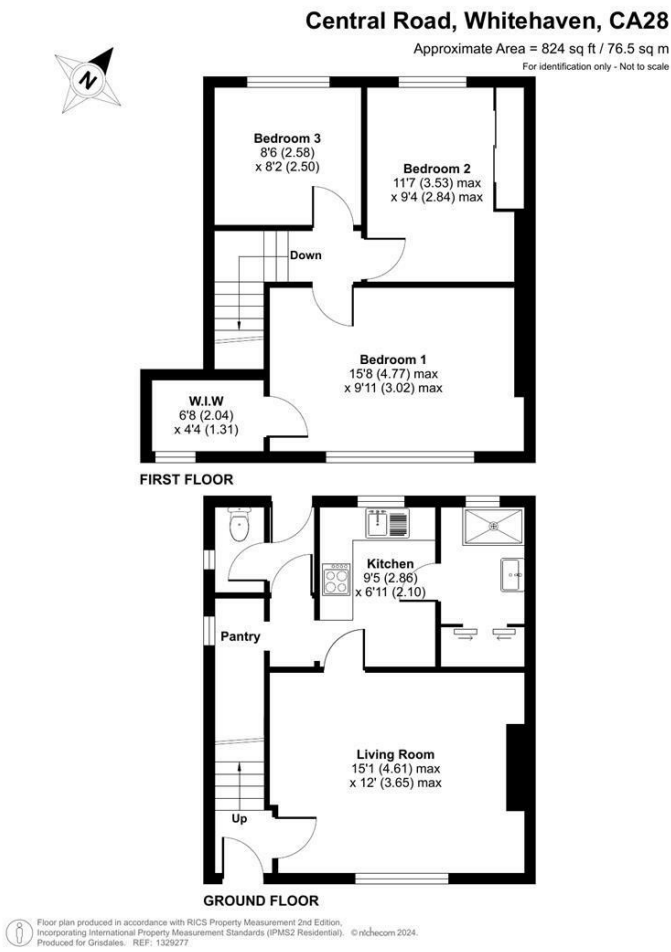
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the

UK.

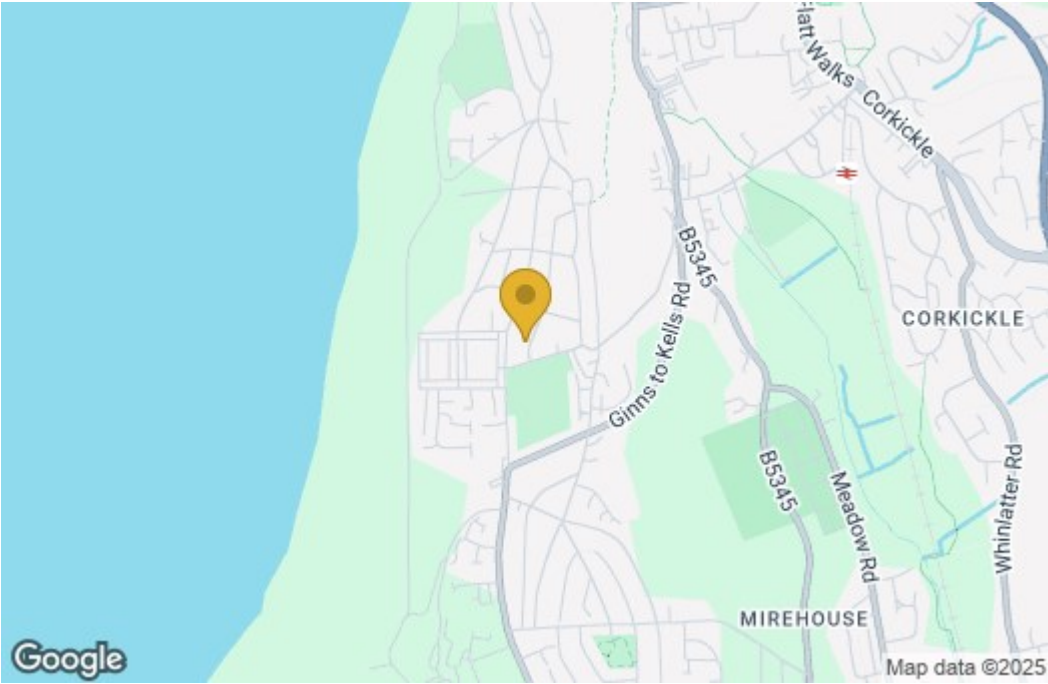
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

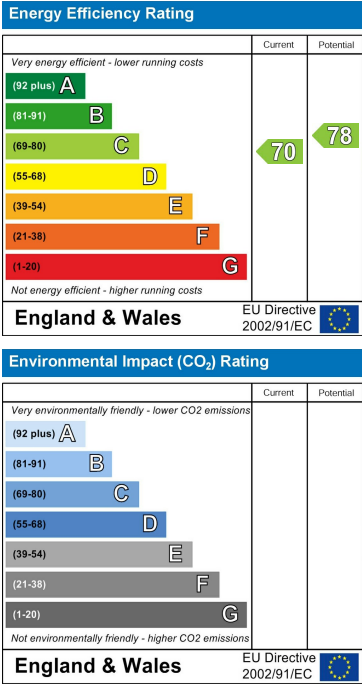
Floor Plan



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.