

## 3 Holly Bank, Whitehaven, CA28 6SA

**£155,000**

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

For sale with NO ONWARD CHAIN, this well maintained three bedroom, two bathroom, semi-detached house is ideal for any first-time buyers or those looking to downsize, sat waiting for you to put your own stamp on and call it home. Located in the sought-after Highlands estate, the property is just minutes from Whitehaven town centre and within walking distance of well-regarded secondary schools. Excellent transport links are easily accessible via the nearby A595.

Externally, the rear garden is both generous and private with gated access leading to the side of the property where you'll find the added benefit of off road parking and additional wrap around side and front lawned garden. Call us today on 01946 693931 to arrange your viewing.

## THINGS YOU NEED TO KNOW

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

The property has a water meter.

## ENTRANCE HALLWAY



Neutrally decorated with radiator, stairs to the first floor landing and door to:

## LIVING ROOM

14'2" x 12'2" (4.34 x 3.71)



Spacious, light and airy with front aspect double glazed window, radiator, fire set in marble hearth and surround, TV point, telephone point, under stairs storage cupboard and door to:

## KITCHEN/ DINING ROOM

15'4" x 9'0" (4.69 x 2.75)



Range of wall and base units with complimentary work surfaces and tiled surrounds, inset stainless sink unit, integral electric oven with four ring gas hob and extractor hood over, integral fridge and freezer, plumbing for a washing machine, uPVC double glazed door to rear garden, and rear aspect double glazed window.

## BACK FROM THE ENTRANCE HALL

Stairs lead to:

## FIRST FLOOR LANDING

Airing cupboard housing the BAXI combi boiler, loft access and doors to:

## BEDROOM ONE

12'1" x 9'2" max (3.70 x 2.81 max )



Master double bedroom with front aspect double glazed window, radiator, telephone point, fitted wardrobes and door to:

## EN-SUITE SHOWER ROOM



Three piece suite comprising of a shower cubicle, W.C, wash hand basin, partly tiled walls, radiator and shaving points.

## BEDROOM TWO

9'3" x 8'7" max (2.83 x 2.63 max )



Double bedroom with rear aspect double glazed window and radiator.



### BEDROOM THREE

8'1" x 5'11" max (2.47 x 1.81 max )



Single bedroom with front aspect double glazed window, telephone point, radiator and inbuilt storage cupboard.

### BATHROOM



Three piece suite comprising of a bath, W.C and wash hand basin sat within ample storage. Partly tiled walls, frosted glass double glazed window, shaving points and ladder style radiator.

### EXTERNAL - FRONT



Sitting pleasantly on a corner plot with lovely views towards the sea, lawned front garden wrapping round to the side.

### EXTERNAL - SIDE



The added bonus of off road driveway parking with gated access to the rear garden.

### EXTERNAL REAR



Generous and private with lawn and patio. The rear garden can be accessed from the side gate or via the Kitchen/Dining Room.

### COUNCIL TAX

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

### DIRECTIONS

From Whitehaven, heading South towards Egremont, follow the A595 along Loop Road, taking the left hand turn onto The Highlands Estate. Continue up the hill, taking the fourth left hand turn onto Holly Bank and the property can be found immediately on the right 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.

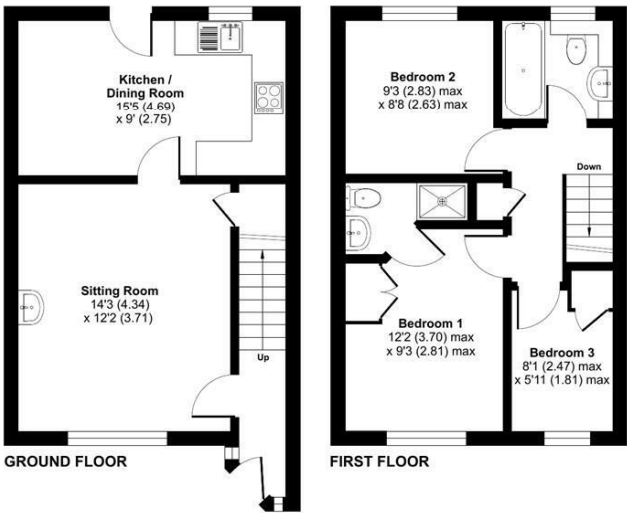
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

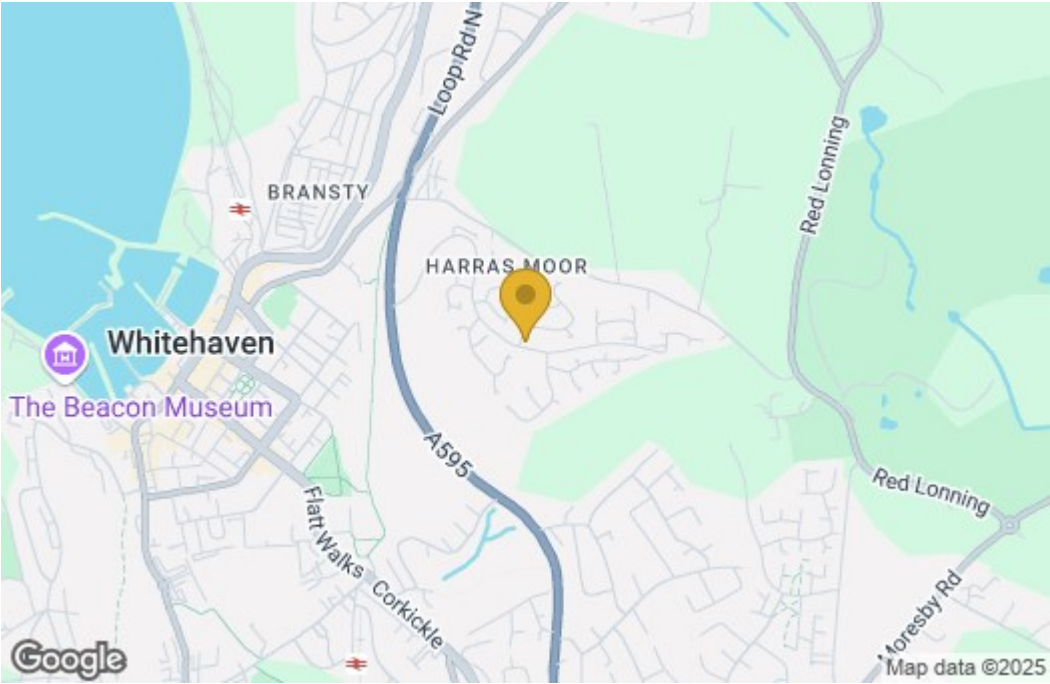
Holly Bank, Whitehaven, CA28

Approximate Area = 739 sq ft / 68.6 sq m  
For identification only - Not to scale

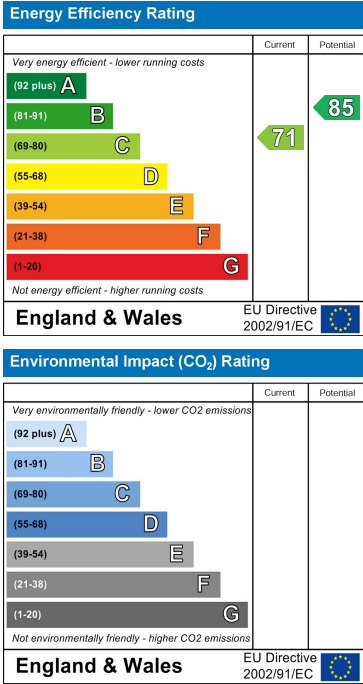


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Grisdale. REF: 1302721

Area Map



Energy Efficiency Graph



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