



## 267 Meadow Road, Whitehaven, CA28 9LB

**£85,000**

A superb purchase for any First Time Buyer or Buy 2 Let Property Investor.

Located on Meadow Road, with easy access to local shops, schools and services - this generous home offers ample space incorporating a lounge/dining room, kitchen and accompanying utility room along side three well proportioned bedrooms and stylish family bathroom on the first floor.

Externally, the property offers a good sized lawned front garden, and low maintenance rear garden - capture the sun from either side! To arrange a viewing, call us today on 01946 693931.



## THINGS YOU NEED TO KNOW

Gas central heating  
Double glazing.  
Entrance is via UPVC door into hallway.

## HALLWAY

Radiator and stairs to 1st floor and door leading to:

## LOUNGE/DINER



Dual aspect double glazed windows, radiator, laminate flooring and fire.

## UTILITY ROOM



Range of storage units, plumbing for washing machine and UPVC door leading to front external.

## KITCHEN



Range of green, wooden wall and base units with complimentary work surfaces, fitted chrome extractor fan sink and drainer unit. Rear aspect double glazed window, UPVC part glazed door leading to rear external.

## FIRST FLOOR LANDING

Doors leading to:

## BEDROOM ONE



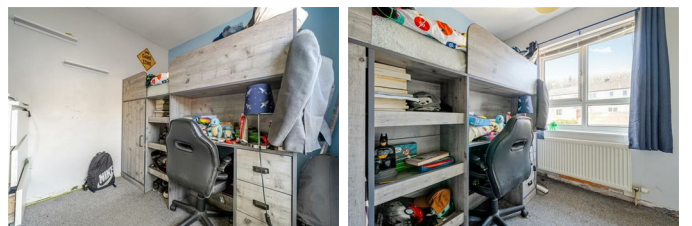
Front aspect double glazed window, double in size, radiator and storage cupboard.

## BEDROOM TWO



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

## BEDROOM THREE



Rear aspect double glazed window, single in size and radiator, storage cupboard housing combi boiler.

## BATHROOM



3-piece suite comprising of bath with overhead shower, WC and wash basin, 2 rear aspect double glazed windows and radiator.

## FRONT EXTERNAL



Stepped pathway leading to front door alongside grassed lawn area.

## REAR EXTERNAL

Low maintenance shillied garden with large shed.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band A.

## DIRECTIONS

From Grisdales office in Whitehaven, follow the one way system around town and get into the middle lane beside the Police Station. Continue forward and at the roundabout turn left to travel past Focus DIY. Travel straight ahead past Zest Restaurant and then take the next left hand turn onto Meadow Road. Continue on this road past the Cemetary and the property can be found further along 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 REGULA

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.

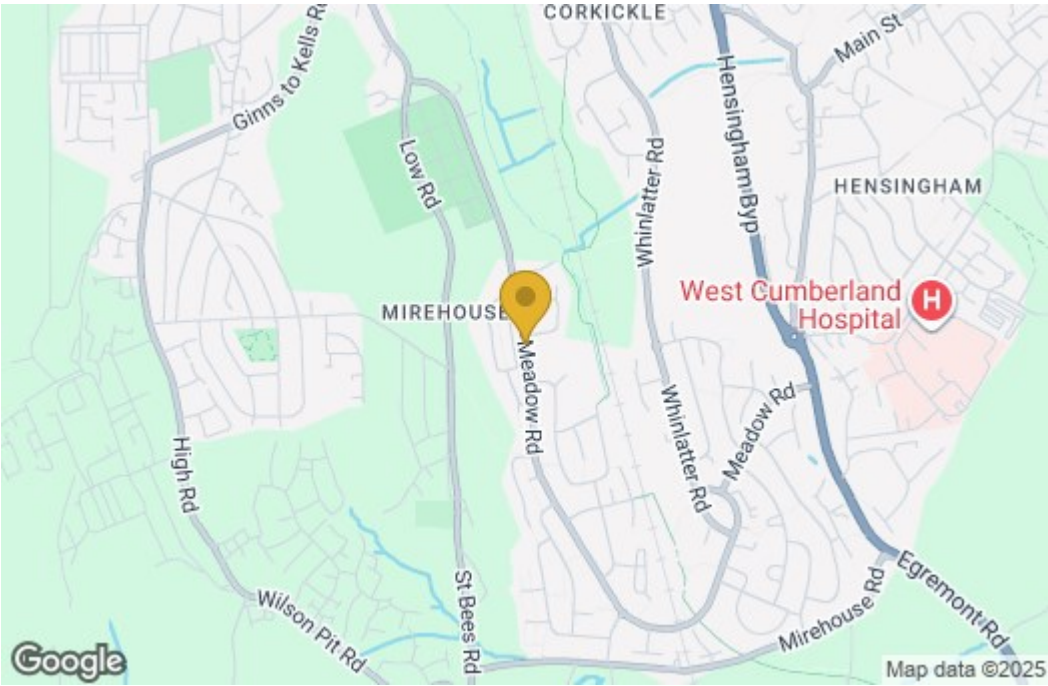
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.



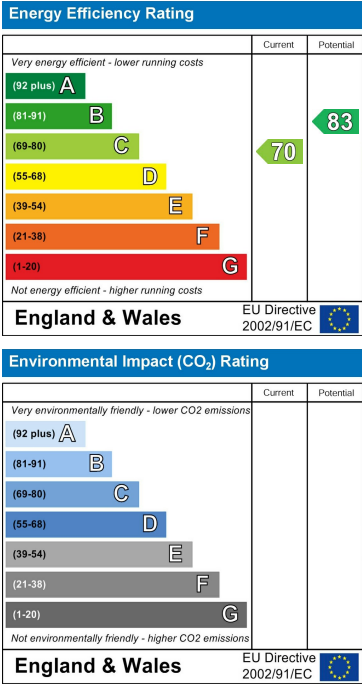
Floor Plan



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