



GRISDALES

PROPERTY SERVICES



23 Victoria Road, Whitehaven, CA28 6JB

£250,000

SPACIOUS FAMILY HOME ON A TERRIFIC CORNER PLOT - HIGHLY SOUGHT-AFTER LOCATION

NO ONWARD CHAIN... This superb four double bedroom semi-detached home ticks all the boxes for family living, offering an impressive amount of space both inside and out. Set on a fantastic corner plot, the property boasts three versatile reception rooms alongside a large, sociable kitchen ideal for busy family life. Upstairs, you'll find four genuine double bedrooms and a stylish, contemporary shower room. Not forgetting the beautiful sea views across the Solway from those rear facing Bedrooms.

Outside is where this home really shines, with generous, well-maintained gardens mainly laid to lawn—perfect for children, pets or simply enjoying the outdoors. There's also a single detached garage and off-road parking.

Location-wise, it doesn't get much better—just a short stroll to The Sunny Hill, a popular spot for great food and family-friendly facilities. The property is also within easy reach of highly regarded local schools, making it an ideal choice for families.

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 services.

The Combi boiler is located in the airing cupboard on the first floor and is regularly serviced (Last Service 2025)

The property is currently going through probate - Status: Pending

ENTRANCE HALL

Accessed via a UPVC front door with twin double glazed frosted glass windows. Radiator, stairs to the first floor landing. Under stairs storage cupboard. Doors to:

LIVING ROOM 1

14'4" (into bay) x 10'10" (max) (4.38 (into bay) x 3.31 (max))



A large, front aspect double glazed bay window, radiator, disconnected wall mounted gas fire.

LIVING ROOM 2

14'6" x 11'7" (4.42 x 3.55)



Electric fire set in marble surround with wooden mantle over. Rear aspect double glazed window, radiator, telephone point. Door to:

KITCHEN/ DINING ROOM

16'6" x 11'7" (5.04 x 3.55)



Generous in size with a range of wall and base units with complementary work surfaces and tiled surrounds. Inset stainless steel sink unit. Integral electric oven with 4-ring hob and extractor hood over. Integral dishwasher. Side and rear aspect double glazed windows. UPVC double glazed rear door with frosted glass panel. Radiator. Door to:

DINING ROOM/ ADDITIONAL RECEPTION ROOM OR STUDY

12'11" x 11'6" (3.95 x 3.51)



Front and side aspect double glazed windows, radiator. Door leading back to the entrance hall.

STAIRS AND FIRST FLOOR LANDING

Large storage cupboard, loft access. Doors to:

BEDROOM 1

15'0" (into bay) x 9'11" (max) (4.58 (into bay) x 3.03 (max))



A generous double bedroom with front aspect double glazed bay window, radiator, built-in storage cupboard, telephone point.

BEDROOM 2

12'11" x 11'10" (3.94 x 3.61)



A generous double bedroom with front aspect double glazed window, radiator, built-in shelving units.

BEDROOM 3

11'6" x 10'8" (3.52 x 3.26)



A generous double bedroom with rear aspect double glazed window, radiator and double built-in wardrobe.

BEDROOM 4

11'7" x 9'11" (3.54 x 3.03)



A generous double bedroom with rear aspect double glazed window, radiator, built-in storage cupboard.

SHOWER ROOM



Fitted with a white 3-piece suite comprising of a double shower cubicle with splashback panelling, WC and wash hand basin with storage under. Partly tiled wall coverings. Double glazed frosted glass window. Radiator.

EXTERNAL FRONT



A large front garden, mainly laid to lawn, with gated access and a path leading to the front door. Privet hedge and side access to:

EXTERNAL REAR



Mainly laid to lawn and with continuation of the privet hedge. Off-road parking with gated access for one vehicle. Single detached garage.

DIRECTIONS

W3W: ///mailers.dumplings.phantom

From Loop Road travelling in the direction of Egremont, turning left at The Sunny Hill Hotel pub, then immediately left on to Victoria Road.

COUNCIL TAX

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

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

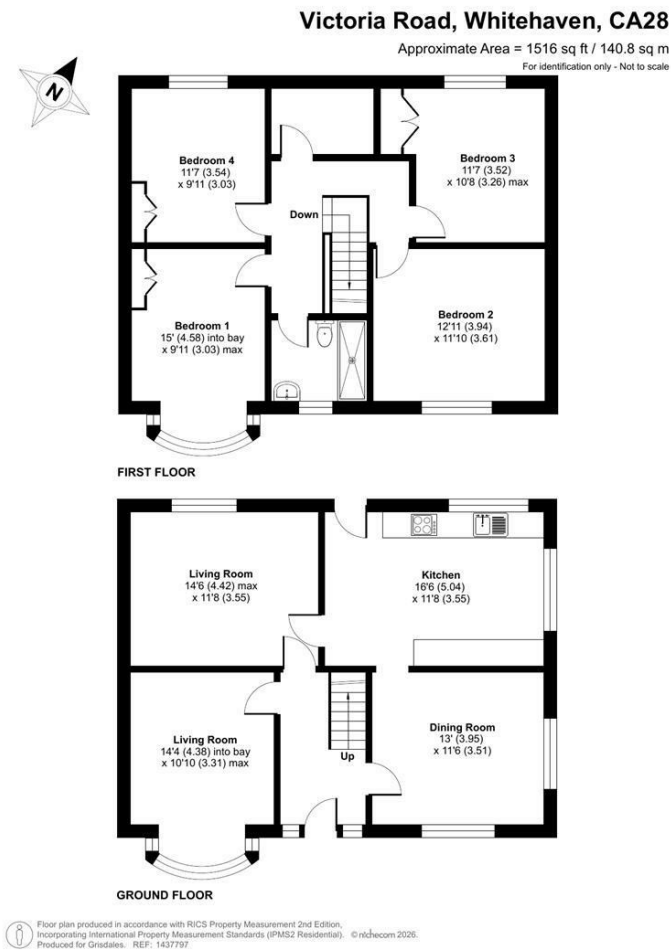
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving

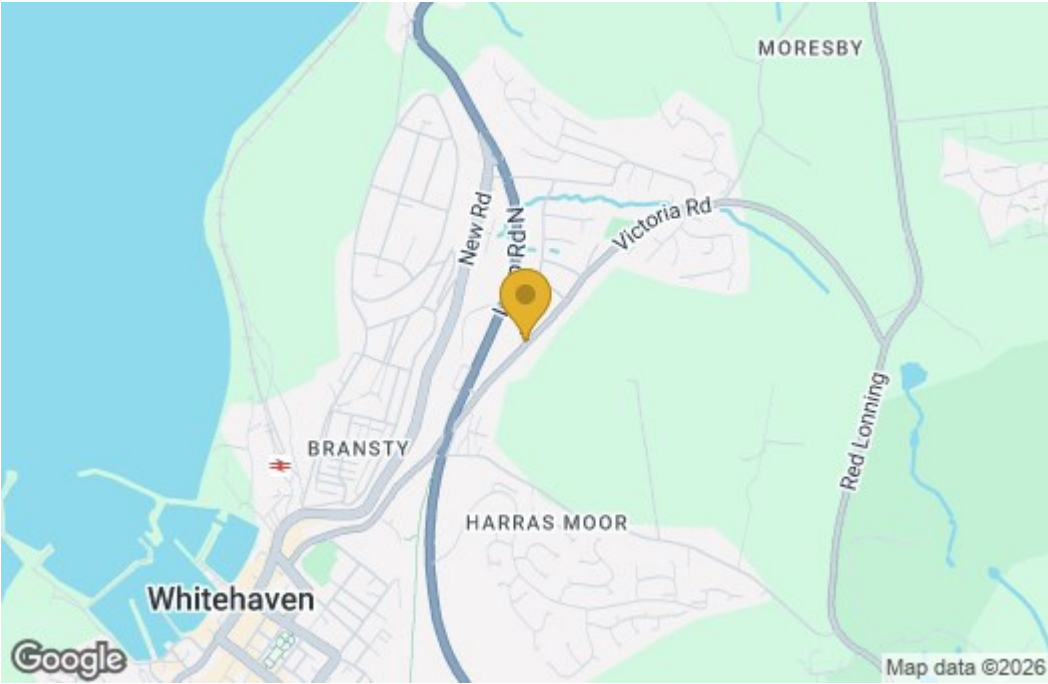
home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

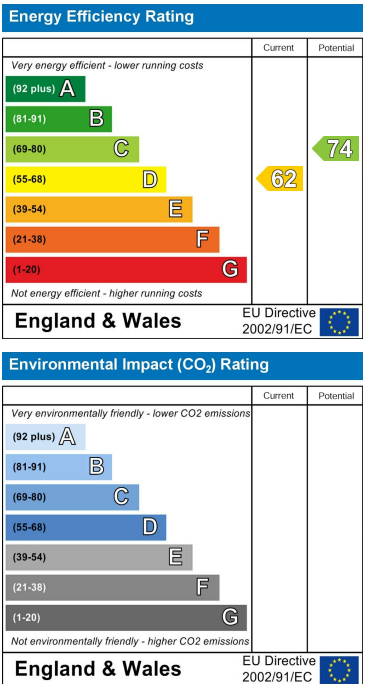
Floor Plan



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.