



GRISDALES

PROPERTY SERVICES



22 Henry Street, Whitehaven, CA28 6DQ

£85,000

Every home tells a story — and this one is ready for its next chapter.

Set across three generous floors in the popular residential area of Bransty, this spacious property is a home with a future — offering size, flexibility, and the exciting opportunity to create something truly special. While in need of renovation, its solid proportions and versatile layout provide the perfect canvas for modernisation. Inside, you'll find three genuine double bedrooms arranged over the upper floors, offering comfortable and well-balanced accommodation. On the ground floor, two reception rooms present adaptable living space — whether envisioned as cosy lounges, a formal dining room or a home office.

Location is where this property truly shines. Positioned within easy walking distance of the town centre and train station, it combines everyday convenience with the comfort of a well-established residential setting.

For buyers with vision, this is more than just a renovation project — it's a chance to shape a substantial home in a sought-after area, adding both value and personality along the way.

Helping you find your perfect new home...

www.grisdales.co.uk

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ENTRANCE

Via beautiful stained glass uPVC front door into:

HALLWAY

Radiator. Doors leading to:

FRONT RECEPTION ROOM

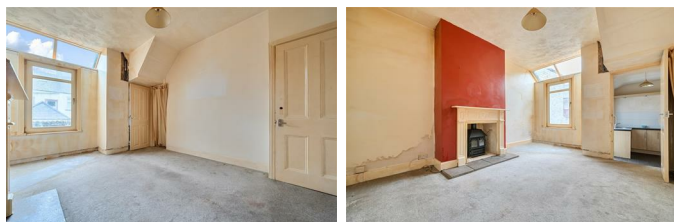
10'11" x 10'2" (3.33 x 3.11)



Front aspect window. Radiator. Freestanding electric fire set within brick surround.

DINING ROOM

15'7" x 10'3" (4.76 x 3.14)



Rear aspect window. Radiator. Electric fire set within decorative surround, understairs storage space, door leading to:

KITCHEN

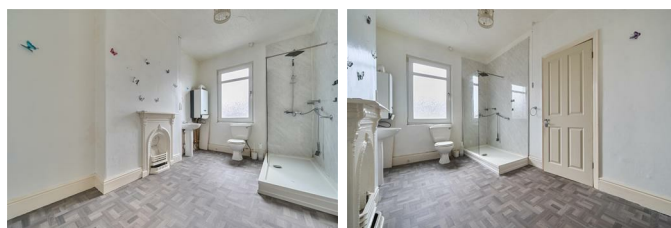
9'7" x 6'9" (2.93 x 2.07)



Range of wooden wall and base units with complementary work surfaces, integrated electric oven and hob with extractor fan above, inset sink and drainer unit, plumbing for washing machine, decorative wall tiling, side aspect window, UPVC door leading to rear external, stairs leading to first floor landing, window doors leading to:

FIRST FLOOR LANDING

BATHROOM



Three-piece suite comprising of walk-in shower with UPVC wall panelling, WC and wash basin, rear aspect frosted window, radiator, decorative fireplace.

BEDROOM ONE

13'8" x 11'4" (4.18 x 3.46)



Double in size. Front aspect window. Radiator. Stairs leading to 2nd floor. Landing doors leading to:

SECOND FLOOR LANDING

BEDROOM TWO

13'8" x 11'3" (4.19 x 3.45)



Double in size. Radiator. Velux window. Built in storage cupboard, decorative fireplace.

BEDROOM THREE

13'7" x 7'4" (4.16 x 2.26)



Front aspect window. Double in size. Radiator, decorative fireplace.

EXTERNAL



Parking is by way of on street to the front of the property. There is a small yard area to the rear.

DIRECTIONS

The property is best approached from Whitehaven Town Center following the one way system passed Tesco, turning left up towards Bransty and turning immediately right onto Sea View Road. Follow the road to the top onto Lonsdale Street then turning left onto Henry Street. Number 22 can be found on the right hand side.

W3W///lace.upgrading.bravo

COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band A

VIEWINGS

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.

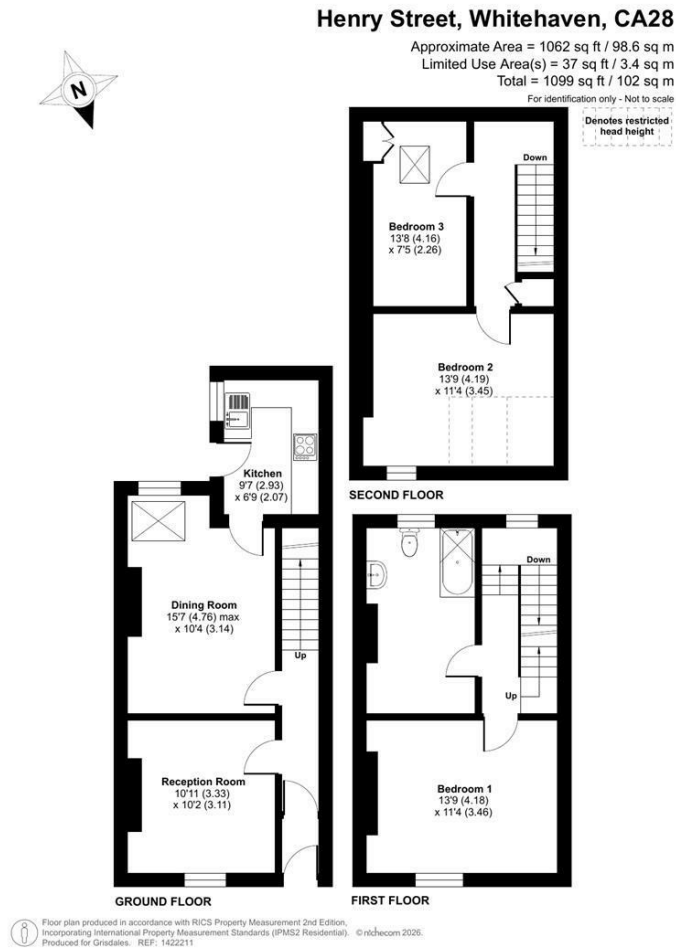
MORTGAGE ADVICE

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.

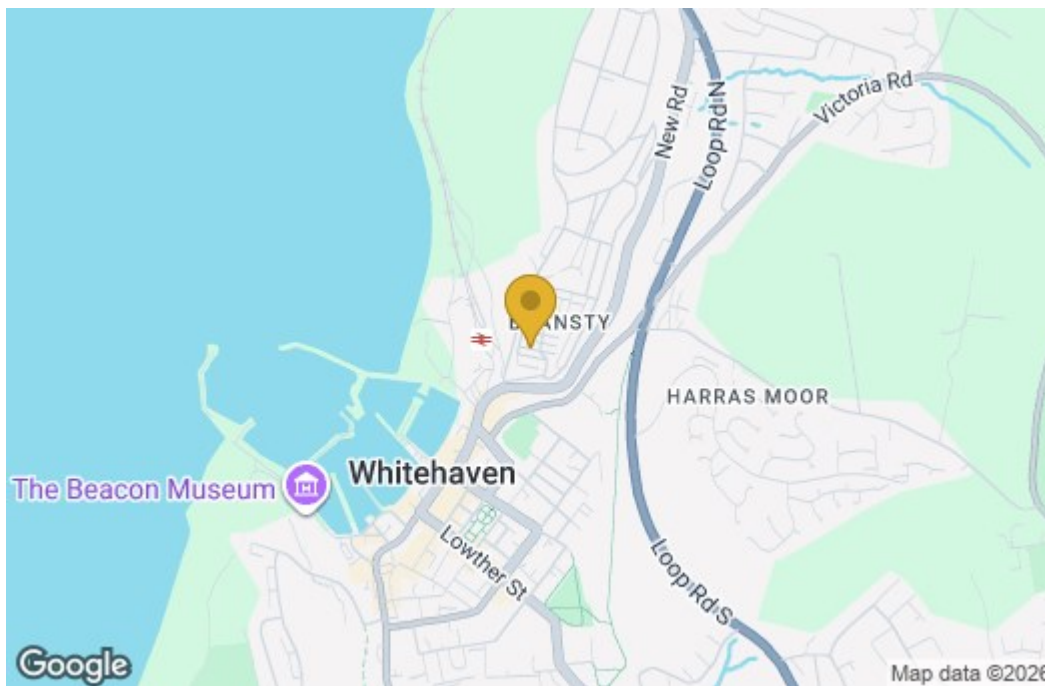
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

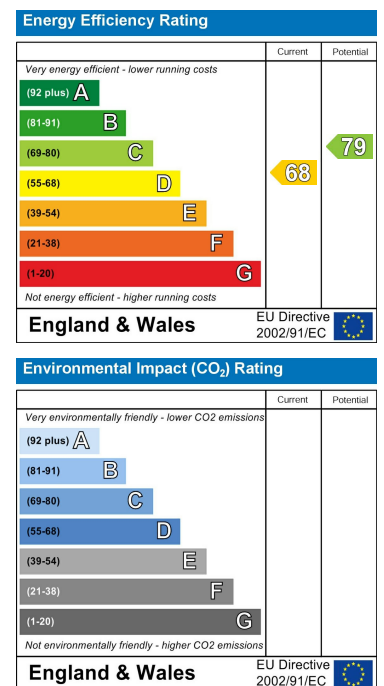
Floor Plan



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.