



# GRISDALES

PROPERTY SERVICES



## 72A Duke Street, Whitehaven, CA28 7NW

**£69,000**

Move in, settle down, and add your own flair!

Right in the heart of Whitehaven, this two-bedroom maisonette is bursting with potential—perfect for savvy investors or anyone ready to embrace a simpler lifestyle.

Step inside and enjoy the generous sense of space, with two bright and flexible reception rooms (one flowing seamlessly into the kitchen), ideal for everything from cosy nights in to hosting friends. The two well-sized bedrooms and bathroom complete a layout that feels both practical and inviting. When it's time to unwind, escape to the private communal gardens tucked away at the rear—your own little slice of calm away from the buzz of town life.

With shops, cafés, transport links, and the picturesque harbour just moments away, this home truly puts you at the centre of it all. Whether you're hunting for a smart investment or an easy, low-maintenance home in a fantastic location, this one is definitely worth a look!

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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

## THINGS YOU NEED TO KNOW

The property is Leasehold on a term of 125 years from 1st April 1981.

The property has a annual ground rent payable of £10.00

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

## ENTRANCE HALLWAY

Accessed via the rear of the building on the first floor, door leads into the property and benefits from a double storage cupboard and further door to:

## KITCHEN / DINING ROOM

21'4" x 12'11" (6.51 x 3.95)



Open plan kitchen and dining space with corner fitted range of wall and base units, integral sink, integral oven with four ring hob, plumbing for a washing machine, twin rear facing windows. The living generous dining space would be a great place for a home office, second snug area or to place the perfect dining table. Stairs to the first floor landing and sliding door to:

## LIVING ROOM

13'0" x 12'11" (3.97 x 3.95)



Light and airy with twin front aspect windows. Back from the Kitchen/ Dining Room

## STAIRS TO FIRST FLOOR LANDING

Loft access and doors to:

## BEDROOM ONE

12'11" x 12'3" (3.95 x 3.74)



Neutrally decorated Double bedroom with twin rear facing windows and storage cupboard.

## BATHROOM



White three piece suite comprising of a bath with mixer tap and shower over, WC and wash hand basin. Fully tiled walls, shaving points and extractor fan.

## BEDROOM TWO

12'10" x 11'10" (3.93 x 3.62)



Neutrally decorated Double bedroom with twin front aspect windows.

## EXTERNAL



The property offers communal gardens and parking is on street by obtaining a residency permit from Cumberland Council.

## DIRECTIONS

From Whitehaven following the one way system through the town centre onto Duke Street and the property is located on the Right Hand Side before the bend towards the Police Station. The property can be accessed from the rear.

## 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.

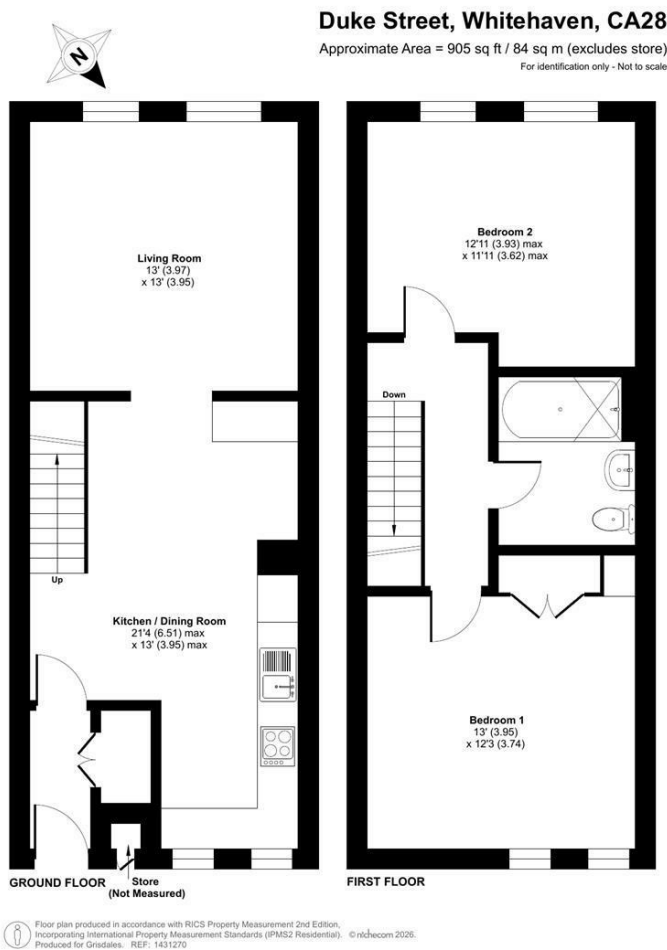
## MORTGAGE ADVICE

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.

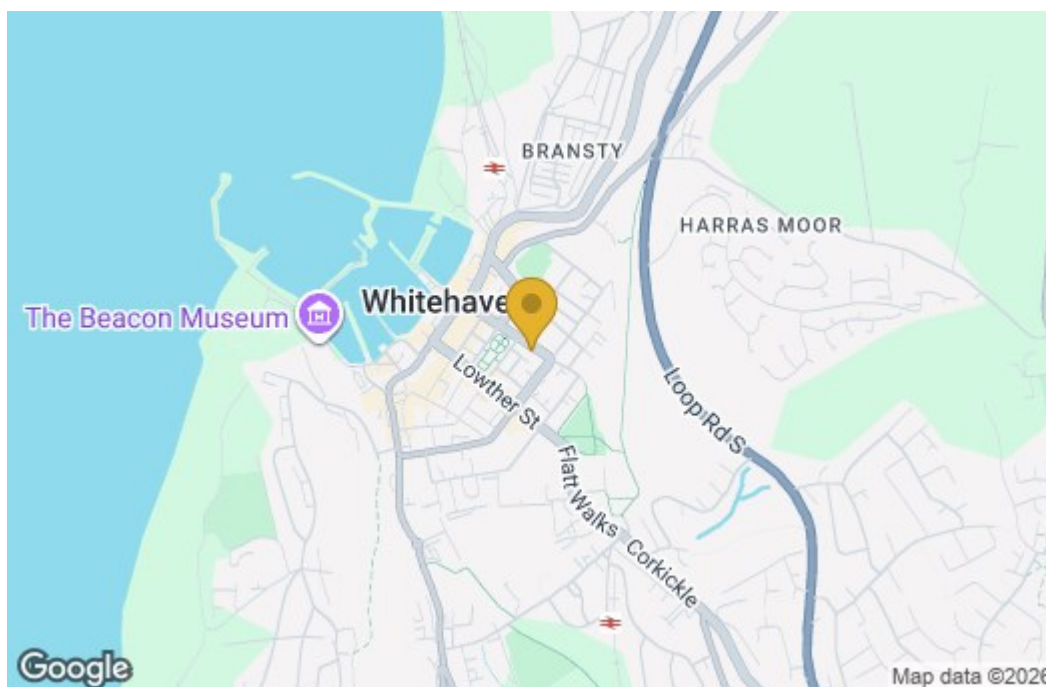
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

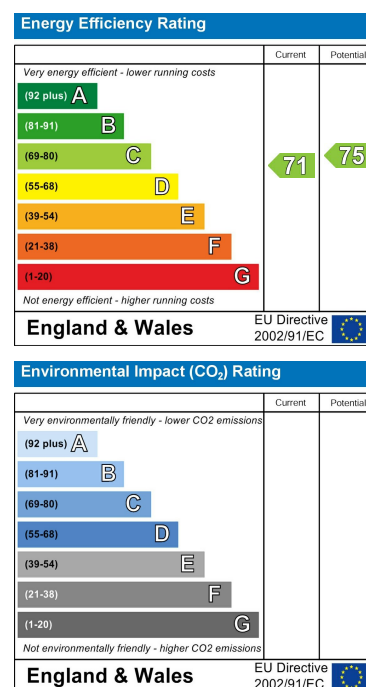
Floor Plan



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.