



# GRISDALES

PROPERTY SERVICES



**23 Nepgill Park, Workington, CA14 1YG**

**£85,000**

Located on the edge of this delightful and desirable residential development, situated mid way between Cockermouth and Workington, this delightful park home offers modern and tastefully fitted and surprisingly spacious accommodation including a light and airy lounge, practical and well fitted kitchen and bathroom and a great double bedroom. Gas heating and double glazing are installed and there's a garden to the side as well parking. All being neat and compact yet so easy to look after and maintain too! Perfect for simple quiet living for those who just want an easy life in a great community!

Helping you find your perfect new home...

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

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## THINGS YOU NEED TO KNOW

Gas central heating;

Double glazing.

It is not possible to obtain a mortgage for this style of property.

Water Rates - Payable to United Utilities based on rateable value.

Pitch fee - £140.70 pcm

Sewerage- £8.30 pcm

NO PETS

## ENTRANCE

The property is accessed via a uPVC door, which leads to:

## ENTRANCE HALL



With cupboard and wood effect vinyl flooring and opening into:

## KITCHEN/DINER

12'5" x 11'0" (3.80 x 3.36)



Fitted with a range of base and wall units in cream with laminate worktop over and chrome handles. Kitchen includes stainless steel sink and integrated fridge/freezer and washing machine. Free standing gas cooker; wall mounted gas boiler, space for table and wood effect vinyl floor covering. Door into lounge.

## LOUNGE

18'11" x 12'11" (5.78 x 3.96)



With electric fire in marble surround, television point and coving. Lovely aspect from the front and door to the side.

## BEDROOM

11'11" x 10'4" (3.65 x 3.17)



A spacious double bedroom located to the rear of the property and fitted with a good range of oak effect laminate fronted cupboards with shelving and hanging space and mirror fronted sliding doors.

Matching bedside units; television point, coving.

## BATHROOM

7'1" x 6'7" (2.18 x 2.02)



Fitted with double shower unit, chrome ladder style radiator, WC and wash basin and fully tiled throughout.

## PARKING

There is off road parking in front of the property and additional parking in the visitor area.

## GARDEN



There is a garden to the side of the property and a shed at the rear.

## DIRECTIONS

## COUNCIL TAX

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

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

## **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**

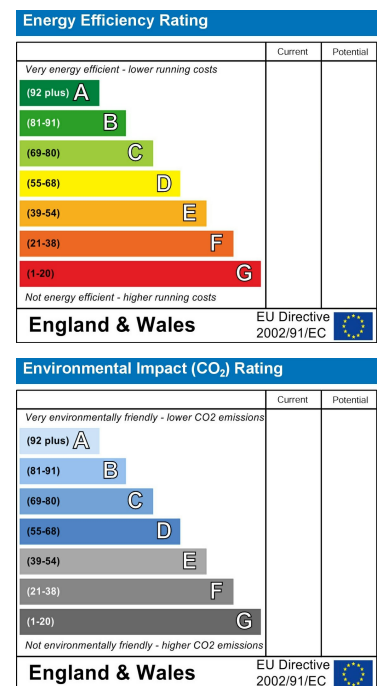
Please note that it is not possible to obtain a mortgage for this style of property.

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.