



# GRISDALES

PROPERTY SERVICES



## 8 Millbanks, Workington, CA14 1YG

**£179,950**

Located within a peaceful setting mid-way between Cockermouth and Workington on a quiet residential development this newly built two bedroom bungalow offers spacious and bright accommodation with a stylish interior and a beautiful soft colour scheme throughout.

'The Middleton' is a stunning 36' x 20' park home manufactured by Omar Group, built to BS 3632 residential standard. This home is quite literally ready to move into and comes complete with a newly fitted kitchen, all integrated appliances and is fully furnished throughout with a walk-in wardrobe and en-suite to the master bedroom, carpeted and decorated throughout out with a single garage and low maintenance landscaped gardens.

Negill Park is a family-run, quiet and fully residential development that prides itself on creating a quiet haven for those who love and appreciate wildlife.

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

- Mains 'LPG' central heating
- Double glazing throughout
- Monthly sewage fee of £8.30 is payable to the park owner and is reviewed annually and calculated on previous years costs.
- Monthly pitch fee is £173.13 and is reviewed annually in line with CPI. With park homes, you purchase the home and rent the plot upon which it is sited; this fee is referred to as a pitch fee.
- Nepgill Park has a fully residential site licence with planning permission granted in perpetuity.
- Homeowners have security of tenure and the right to sell their home on the open market
- It is not possible to get a mortgage for this type of property.

## ENTRANCE

The property is accessed via a uPVC door which leads into:

## ENTRANCE HALL



Small cupboard with coat hooks and door leading into:

## LOUNGE/DINING ROOM

18'10" x 13'9" maximum (5.75 x 4.20 maximum)



L-shaped room with two windows to the front and window to the side, television point, feature electric fire with contemporary soft white surround, three seater sofa and two armchairs, extending dining table with chairs, bookcase and coffee tables.

## KITCHEN

11'6" x 7'10" (3.52 x 2.41)



Fitted with shaker style kitchen units in cream with chrome handles and laminate worktop over and cream ceramic tiled splash-back. Kitchen includes stainless steel sink, integrated dishwasher, washing machine and fridge/freezer, Hoover electric oven with 4-ring Bosch hob over concealed extractor fan, concealed gas boiler, wood effect vinyl floor covering, spotlights and UPVC door to the rear with frosted glazing panels, sockets with USB charging points. Door leading to:

## INNER HALLWAY

## BEDROOM ONE

10'3" x 9'1" (3.14 x 2.78)



Master bedroom to side aspect with double bed, wall mounted headboard, bedside tables and door leading to walk-in wardrobe and en-suite:

### EN SUITE

5'7" x 5'2" (1.71 x 1.60)



Fitted with shower with sliding doors and wall mounted chrome shower and attachments, low level WC and wash basin with two chrome taps with cupboard below and splash-back, chrome ladder style radiator, frosted window to the rear, spotlighting, extractor fan, coving and tile effect vinyl floor covering and wall mounted mirror.

### BEDROOM TWO

9'2" x 9'1" (2.80 x 2.78)



A double room with rear looking over fields, fitted with a range of built-in wardrobes with drawers below, double bed, wall mounted headboard and bedside tables.

### FAMILY BATHROOM

6'6" x 5'10" (1.99 x 1.80)



Fitted with pedestal wash basin with two chrome taps and splash-back and wall mounted mirror, white bath with chrome mixer tap and hand held shower hose with tiled splash-back, low level WC, chrome ladder style radiator, tile effect vinyl floor covering, frosted window to the side, spotlighting and coving.

### EXTERNALLY - PARKING AND DRIVEWAY

A brick paved drive for two cars leads to a single attached garage and there are brick paved paths around the house with steps that lead to the front door and the rear door.

### EXTERNALLY - REAR GARDEN



Currently laid to lawn with a border beyond and hedging.

## EXTERNALLY - FRONT GARDEN AREA



Low maintenance raised bed to front planted with shrubs.

## DIRECTIONS

From Cockermouth take the A66 in a westerly direction and at the Broughton/Brigham turn, turn left signed to Brigham, pass Brigham School and go through Broughton Cross. Proceed towards Bridgefoot and there is a drive to Nephill Park on the left hand side.

## 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 Gridsdales, 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.

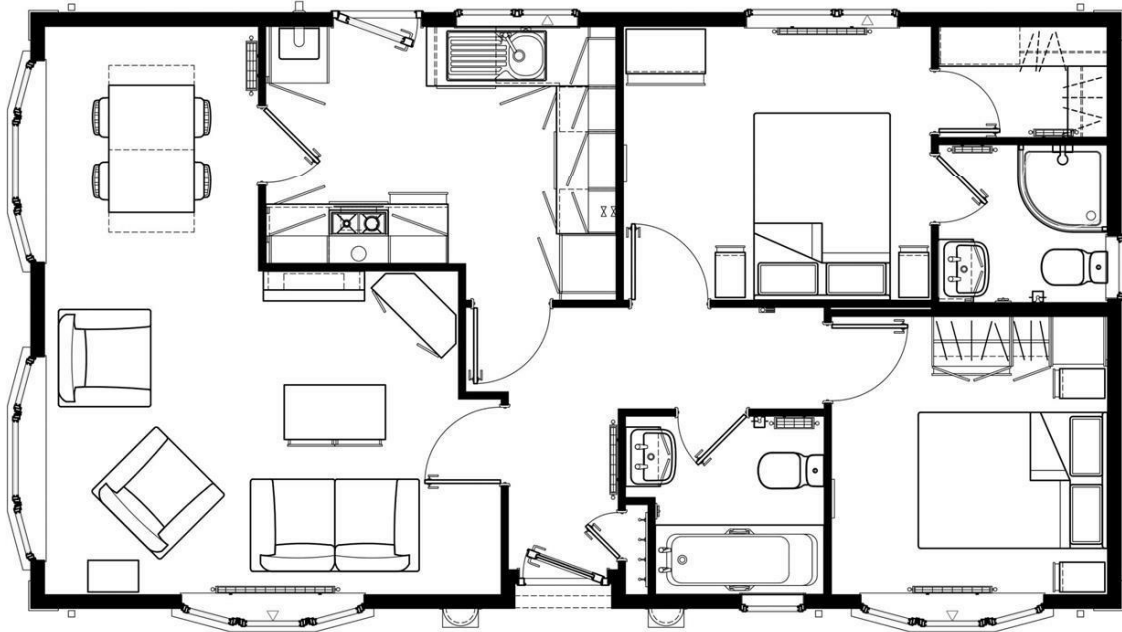
## LETTINGS AND MANAGEMENT

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. Gridsdales 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.

## 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.