



# GRISDALES

PROPERTY SERVICES



## 3 Robinson Street, Workington, CA14 2SR

**£94,995**

IT SERIOUSLY DOESN'T GET ANY BETTER THAN THIS!!

A superb two bedroomed end of terrace home which has been fabulously fitted, maintained and loved in the past all with the benefit of gas heating and double glazing - and not to mention the very private rear yard with ample space to sit and unwind. on one of those balmy evenings! It's offered for sale, very reluctantly by the owner, and it's absolutely perfect for a first time buyer or an investor looking for a high quality property in Workington.

Don't miss this super opportunity!

Helping you find your perfect new home...

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

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

## THINGS YOU NEED TO KNOW

Gas central heating;

Double glazing.

vendor will be willing to sell some of the appliances with the property such as the washing machine and tumble dryer.

## ENTRANCE HALL

Accessed via a uPVC front entrance door. Pale grey wood effect laminate flooring.

## LIVING ROOM

17'8" x 12'4" (5.40 x 3.77)



With window to front aspect, wall mounted log effect contemporary electric fire with black surround, shelving and coving.

## KITCHEN

11'1" x 8'9" (3.39 x 2.68)



Smartly fitted with a contemporary high gloss white kitchen with base and wall units with chrome handles, beech effect worktop and matching splash-back, integrated electric oven with separate 4-ring electric hob, black splash-back and black extractor chimney, integrated fridge and freezer, plumbing for washing machine, stainless steel sink and drainer,. Chrome trims to window sills, fluorescent strip lighting and useful under stair cupboard. Pale grey wood effect laminate flooring.

## REAR HALL



With wall mounted Worcester boiler providing heating and hot water, half glazed uPVC door to yard, staircase to first floor, pale grey wood effect laminate flooring.

## BATHROOM



Comprising white three piece suite of bath with shower over and glass shower screen, pedestal wash basin and low level WC. Chrome ladder radiator, high gloss marble effect finish to all walls plus marble effect ceiling, Manrose extractor fan, light grey wood effect laminate flooring.

## LANDING

Access to loft.

### BEDROOM ONE

14'9" x 12'4" (4.52 x 3.76)



With window to side aspect and including fitted cupboard with hatch into further cupboard space.

### BEDROOM TWO

12'3" x 8'11" (3.74 x 2.72)



With window to front aspect.

### YARD



There is a large private yard to the rear with gate to side aspect.

### DIRECTIONS



On Finkle Street, turn left onto Vulcans Lane. At traffic signals turn right onto Oxford Street. Take 4th left onto Senhouse Street. Turn left onto Bolton Street. Turn right onto Robinson Street.

### COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) 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**

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.

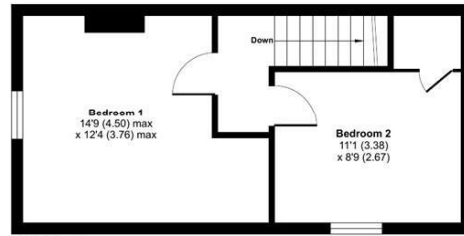
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

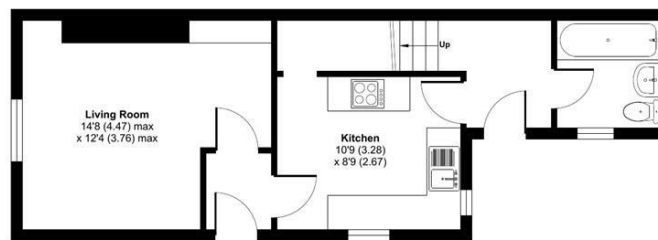
### Robinson Street, Workington, CA14

Approximate Area = 712 sq ft / 66.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

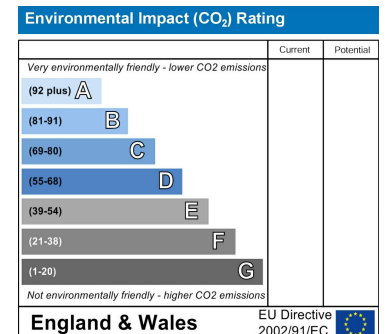
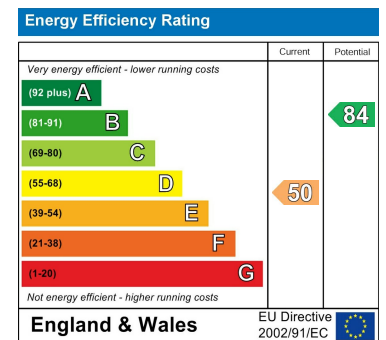


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grisdales. REF: 1089160

## 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.