



## 26 Moorclose Road, Workington, CA14 5LB

**£79,950**

THERE'S NOTHING QUITE LIKE A BLANK CANVAS!

This great three bedroomed end of terrace house has been completely stripped out and it's ready for you to get imaginative and enjoy creating the home of your dreams. It sits in a good position in the centre of Harrington with a pleasing outlook to the rear and it's within striking distance of schools and shops as well as transport links and the beach. The accommodation is spacious with an entrance hall, large through lounge and a kitchen at the back with a sunny yard beyond and upstairs there are three bedrooms and a shower room. There's even the potential to extend into the loft, subject to consents, but equally it's great space for storage.

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

## THINGS YOU NEED TO KNOW

Gas central heating  
Double glazing

## ENTRANCE

The property is accessed via a UPVC door leading into:

## INNER LOBBY

With natural wood flooring, coving. Hardwood door with glazing panel leading into:

## INNER HALLWAY

With natural wood floor. Stairs to first floor. Coving, coat hooks and door into:

## LOUNGE / DINING ROOM

24'0" x 9'1" (7.32 x 2.79)



Open plan room with window at the front and one to the rear. Wood flooring to the front part and plywood to the rear. Gas fire on marble hearth with matching surround and dark stained mantelpiece over. Television point. Two ceiling roses and corner shelving. Door into:

## KITCHEN

13'8" x 7'8" (4.17 x 2.34)



Fitted with a range of units with splashback. Include stainless steel sink, space for an electric and gas cooker, plumbing for washing machine. Wall mounted gas boiler. UPVC door to the rear with window to the rear and side. Useful understairs storage cupboard

## FIRST FLOOR LANDING

## BEDROOM 1

12'7" by 10'9" (3.85 by 3.30)



Double room to the front with varnished natural wood floorboards, cream painted tongue and groove ceiling.

## BEDROOM 2

9'3" x 7'5" (2.84 x 2.28)



Natural timber floored double room with an aspect to the rear.

## BEDROOM 3

7'11" by 7'1" (2.42 by 2.17)



Bedroom to the rear.



## BATHROOM

6'2" x 5'3" (1.88 x 1.61)



With walk-in shower with clear screen, wall mounted electric shower and attachments, and fitted with white ceramic tiles. Low-level WC and pedestal wash hand basin. Frosted window to the rear. White painted wooden flooring.

## ATTIC SPACE

Accessed from the landing is a metal ladder which leads to an attic room (not inspected) which is superb storage space or has potential for development, subject to Building Regulations, Planning Permissions etc.

## REAR YARD



Brick paved yard - larger than average and is a delightful sun trap!

## DIRECTIONS

From the centre of Harrington turn into Moorclose Road and the property is located on the right hand side.

## COUNCIL TAX

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

## 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

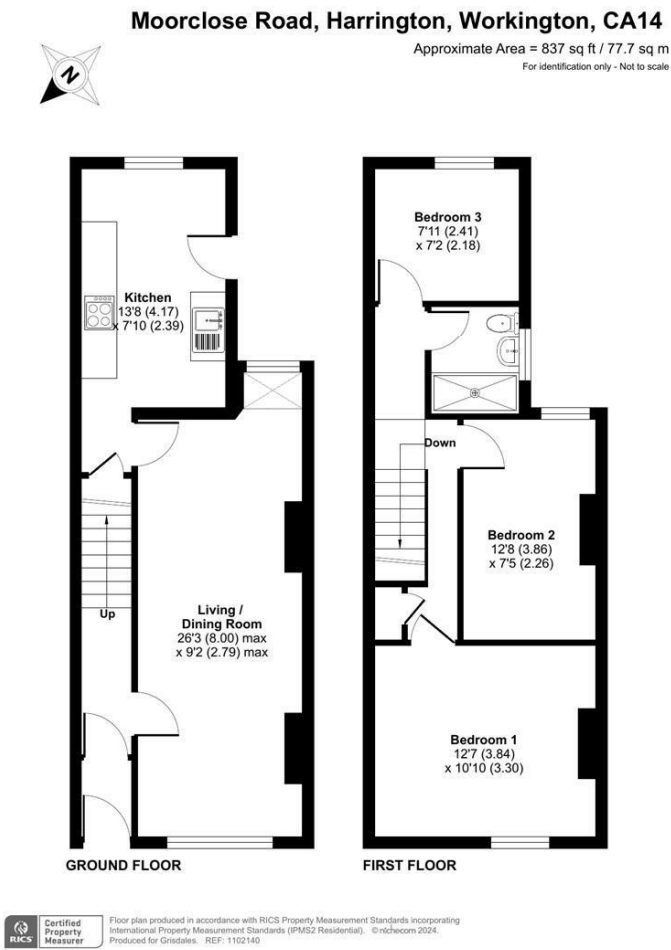
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the

UK.

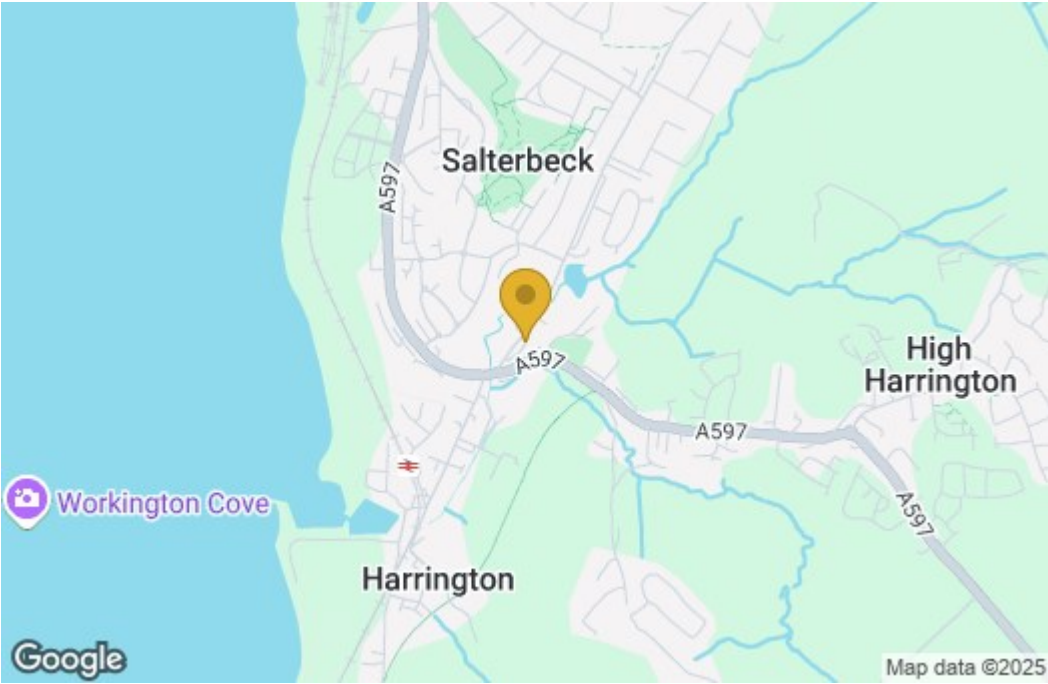
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

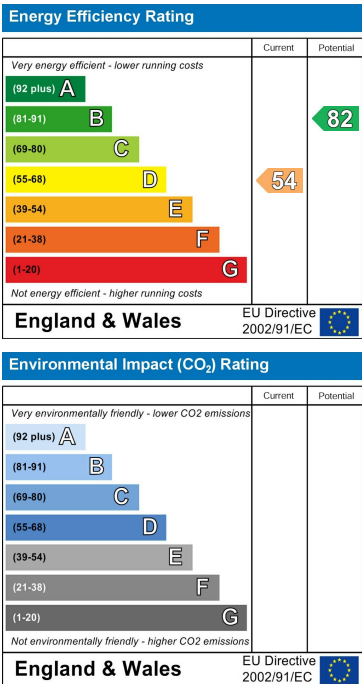
Floor Plan



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.