



# GRISDALES

PROPERTY SERVICES



## 2 Hyde Street, Workington, CA14 2SB

**£72,500**

PERFECT FOR YOUR NEW HOME OR IF YOU'RE LOOKING FOR A DECENT INVESTMENT THIS ONE HAS ALREADY PROVED ITSELF TO BE A GREAT EARNER...CLOSE TO THE TOWN CENTRE AND RAILWAY STATION...NEEDING A LITTLE TLC BUT A GREAT PROPERTY ON A QUIET STREET...

With a large dual aspect living / dining room, ideal for a family plus a well fitted galley kitchen and a very handy separate utility room, there are two double bedrooms and bathroom to the first floor and yard to the rear...Plenty of scope here for those interior design ideas and at a great price...

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;  
uPVC double glazing.

## VESTIBULE

Accessed via uPVC front entrance door, tiled floor, door into:

## HALL

Tiled flooring, staircase to first floor.

## LIVING/DINING ROOM



With windows to front and rear aspect, wall mounted pebble effect gas fire with black and chrome surround, radiator, dado rail.

## KITCHEN



Comprising a range of pale grey base and wall units with chrome handles, wood effect worktop and tiled splash-back, integrated oven and separate 4-ring gas hob, glass splashback and black extractor chimney, stainless steel 1.5 sink and drainer, tile effect flooring, radiator.

## UTILITY ROOM

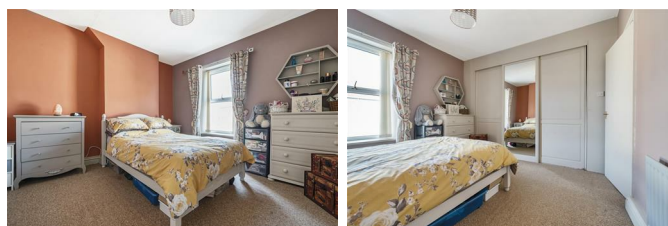


With plumbing for washing, window overlooking yard and door into yard, tile effect flooring.

## LANDING

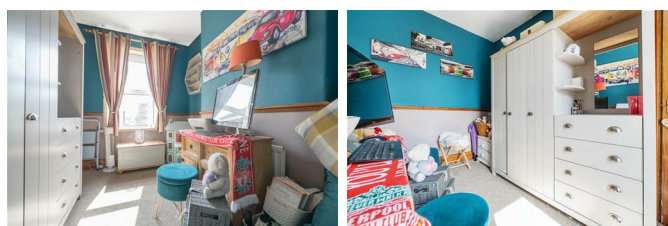
With doors off:

## BEDROOM ONE



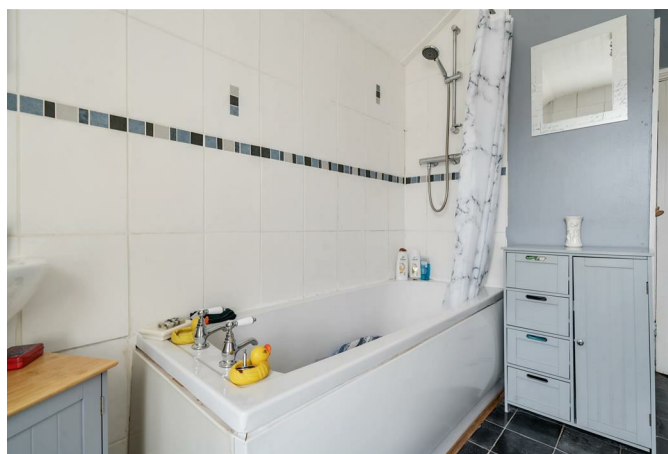
With window to front aspect, a double bedroom with fitted wardrobes with pale grey and mirrored doors, radiator.

## BEDROOM TWO



With window to rear aspect, a double room with dado rail and radiator.

## BATHROOM



With window to rear aspect, white suite comprising bath with shower over, pedestal wash hand basin, low level WC, half-tiled walls, tile effect flooring, radiator.

## EXTERNAL



To the rear of the property is a small yard.

## **DIRECTIONS**

On Vulcan Lane and at traffic signals, turn right onto Oxford Street. Turn left onto New South Watt Street. Turn right onto Hyde Street.

## **COUNCIL TAX**

We have been advised by Cumberland (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 are proud to partner with The Right Advice Cumbria (Gary Pollard), a team of local expert advisers with years of experience in the financial services industry. Whether you are purchasing your first home, moving to a new home, re-mortgaging, or investing in property, our dedicated team is here to guide you to the perfect solution tailored to your needs.

By working with us, you will benefit from access to multiple lenders, competitive rates, and a dedicated service aimed at saving you time, effort, and money. To find out more about how we can assist you, just call your nearest Grisdales office.

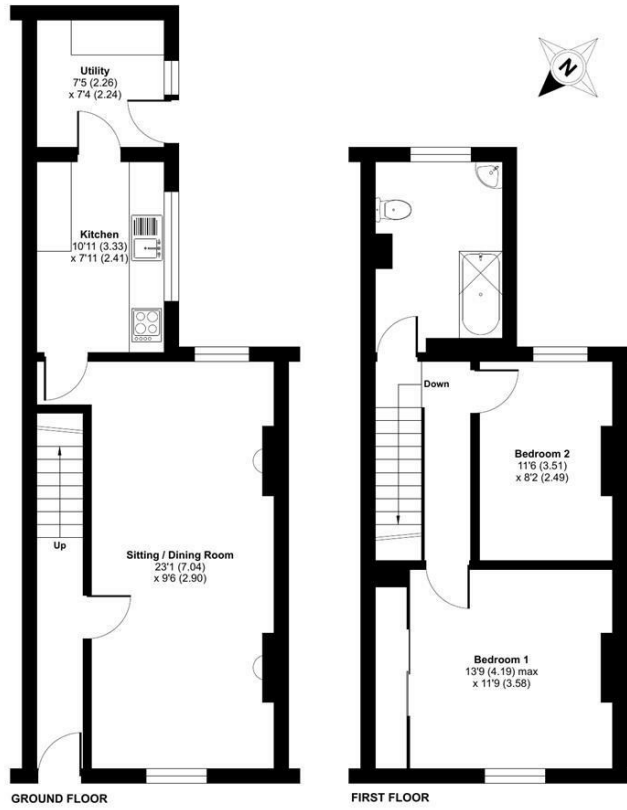
Your home or property may be repossessed if you do not keep up repayments on your mortgage. You may be charged a fee for mortgage advice. The precise amount will depend on your circumstances, but we estimate it will be £495.

## Floor Plan

### Hyde Street, Workington, CA14

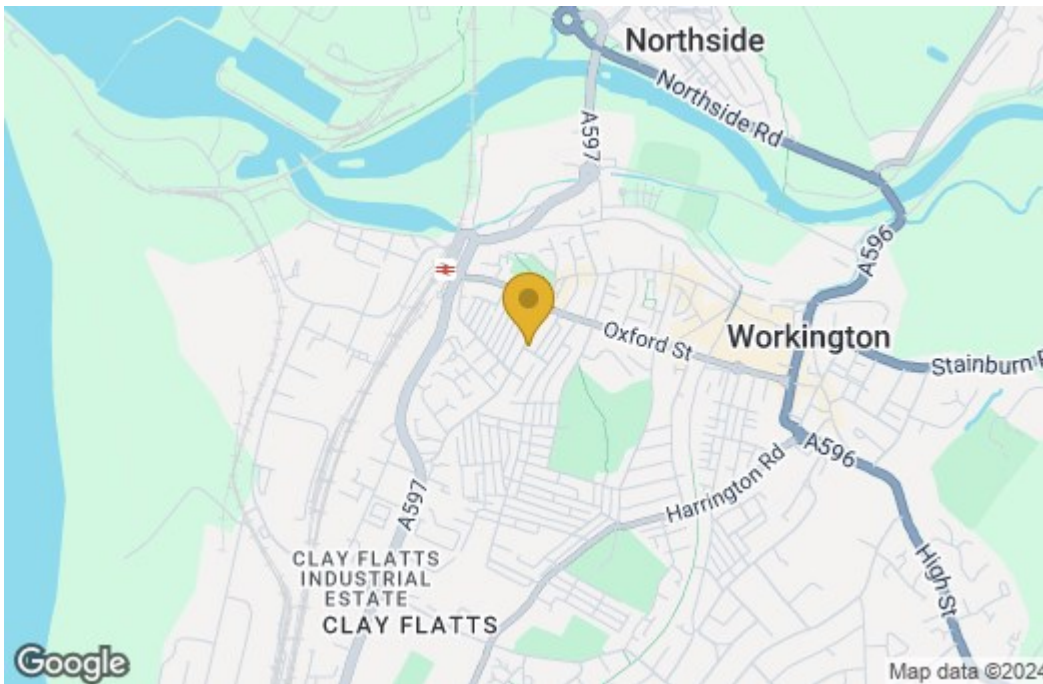
Approximate Area = 879 sq ft / 81.6 sq m

For identification only - Not to scale

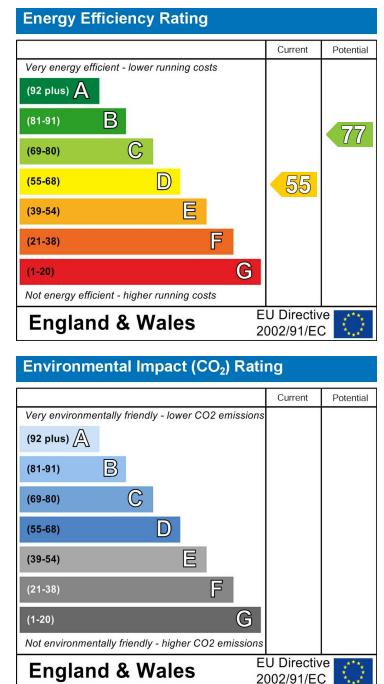


**RICS** Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Gridsales. REF: 1123205

## 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.