



GRISDALES

PROPERTY SERVICES



50 Stainburn Road, Workington, CA14 1SN

£395,000

THIS IS THE BEGINNING OF A NEW CHAPTER IN YOUR LIFE.....

Lined with trees which blossom in pink in the spring, Stainburn Road arguably has to be the best address in Workington and being close to the town, schools, transport links and the Lake District you can see why!

Here we have a tired four bedroomed detached family home which is crying out to be refreshed and updated. The opportunities both inside and outside are endless and on completion we just know it will be a truly fabulous home.

There's a large welcoming entrance hall, a spacious lounge, additional dining room and further large reception room with study off, a breakfast kitchen and utility room and upstairs four double bedrooms and two bathrooms. There's ample parking, a single garage and large informal gardens to the rear.

With an open mind, come and see the space and be prepared to roll your sleeves up and get stuck in!

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

Helping you find your perfect new home...

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 and double glazing.

ENTRANCE

The property is accessed via a red front door with brass ironmongery and that leads into:

INNER HALLWAY

With natural wood flooring, telephone points and two windows to the front. Stairs to the first floor with white painted panelling around the staircase, natural wood handrail and spacious understairs cupboard.

LOUNGE

17'10" plus bay window x 12'10" (5.45 plus bay window x 3.93)



A lovely room with a dual aspect including a bay window to the front and patio doors to the rear. Gas fire in chrome frame with cream marble mantelpiece over and matching hearth. Television point and pine picture rail, coving and natural wood flooring.

DINING ROOM

14'11" x 12'11" (4.55 x 3.95)



A lovely south facing dining room with a large window overlooking the garden. Gas fire on tiled hearth with matching surround, picture rail and natural wood flooring.

RECEPTION ROOM THREE

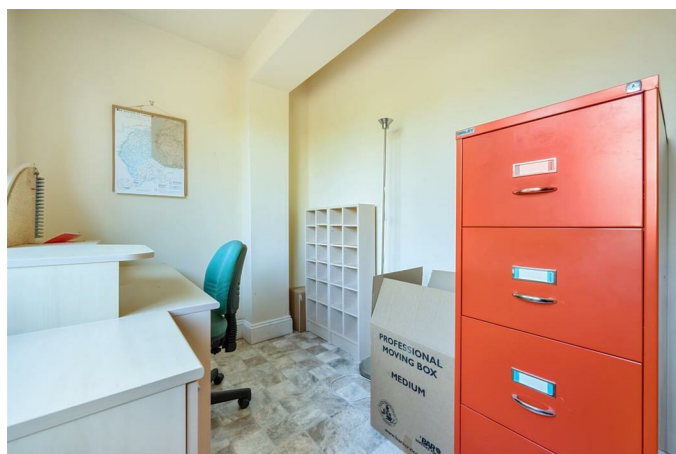
19'10" x 11'3" (6.07 x 3.45)



Large room facing the front with range of built-in cupboards, some with glass fronts and a large range of wall mounted shelving on brackets and a good range of sockets. Leading to:

STUDY

10'11" x 6'7" (3.34 x 2.02)



With window overlooking the front with a good range of sockets.

KITCHEN/DINER

16'5" x 14'2" maximum (5.02 x 4.32 maximum)



Fitted with a range of base and wall units in white with laminate worktop over and white ceramic tiled splashback. Includes double stainless steel sink unit with mixer tap, integrated electric hob, double electric oven by Stoves and space for dishwasher and under-counter fridge. Two windows overlooking the rear, ample space for a dining table. Door leading into:

UTILITY ROOM

9'2" x 7'2" (2.80 x 2.20)



With a range of units to match the kitchen and including space for two undercounter appliances and stainless steel sink, plumbing for washing machine. Ceramic tiled splashback, uPVC door to the rear.

INNER LOBBY

With quarry tiled floor, coat hooks. Door leading into:

CLOAKROOM

5'10" x 5'0" (1.79 x 1.53)

Fitted with WC, pedestal wash basin and white ceramic tiled splashback, quarry tiled floor, frosted window to the rear.

FIRST FLOOR LANDING

Large first floor landing with picture rail, ceiling beam and window overlooking the front.

BEDROOM ONE

17'10" x 12'10" (5.46 x 3.93)



Double bedroom with dual aspect and bay window at the front, telephone point.

BEDROOM TWO

15'3" x 11'8" plus cupboards (4.65 x 3.58 plus cupboards)



Spacious double bedroom to the rear with a good range of built-in cupboards with shelving and hanging space. Picture rail.

BEDROOM THREE

11'8" x 11'0" plus cupboards (3.56 x 3.37 plus cupboards)



Double bedroom to the front with good range of cupboards and dressing table area including hanging space and shelving etc, picture rail.

BEDROOM FOUR

12'11" x 9'4" (3.96 x 2.87)



Double room to the rear with picture rail. Low height door giving access into:

WALK-IN STORE CUPBOARD



Store cupboard to the front and with cupboard under eaves.

SHOWER ROOM



Fitted with corner shower unit, wash basin and w.c.

BATHROOM



Fitted with bath, wash basin and w.c.

PARKING & GARAGE



There is ample parking on the drive at the front and access into a single garage with up and over door and pedestrian door to the rear.

EXTERNALLY - FRONT



There are raised beds planted with shrubs and flowers to the front.

EXTERNALLY - REAR



The garden to the rear of the property is large and informal and generally laid to lawn with mature trees, hedges, shrubs etc. Summerhouse and patio to the rear of the house. There is a further garden beyond the central hedge which leads to a vegetable growing area with shed and greenhouse. Underneath the house accessed via a small door to the rear is a storage area.

DIRECTIONS

From Workington town centre proceed onto Stainburn Road and this property is located on the right hand side approximately mid-way up the road.

COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) that this property is placed in Tax Band F.

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.

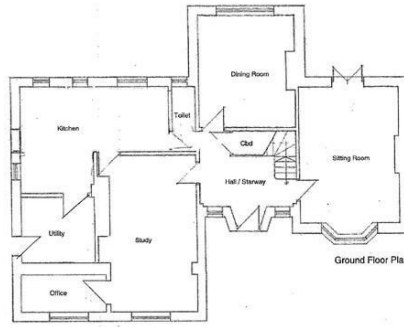
MORTGAGE ADVICE

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



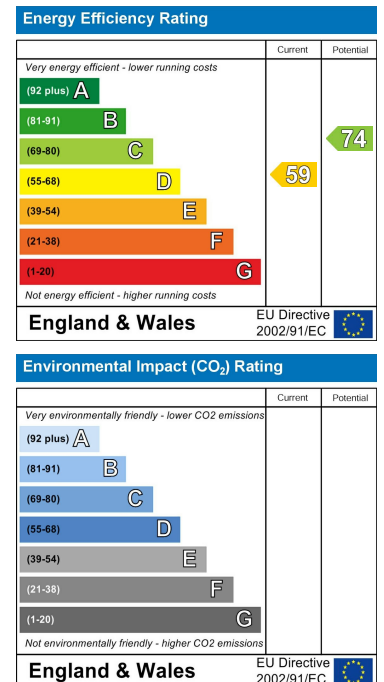
Indicative Sketch Floor Plans
(Attached garage not shown)



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.