



GRISDALES

PROPERTY SERVICES



116 Grasmere Avenue, Workington, CA14 3LR

£85,000

A REAL SALT OF THE EARTH HOME in a great area and perfect if you want a project!

It's a three bed semi-detached house with off road parking for two, a front garden, larger rear garden with LOG CABIN and views over rooftops to the Solway Firth in the distance - the sunsets are glorious!

Inside the house does need some attention and you'll want to put in central heating and a new kitchen and bathroom and do other upgrading works too. The result will be a great family home which sits with good access to shops, schools etc.

*** 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

Double glazing

ENTRANCE

The property is accessed via a composite door with chrome ironmongery and frosted panels. Leads into:

INNER LOBBY

With door leading into store - brick built with concrete floor. Step up into:

INNER HALLWAY

Laminate floor. Understairs alcove. Stairs to the first floor and door leading into:

LOUNGE/DINER

22'2" (max) x 12'5" (6.77 (max) x 3.81)



With wood floor. Wall mounted gas fire with tiled hearth. Windows to the front and rear. Television point.

KITCHEN

10'11" x 10'9" (approx) (3.34 x 3.30 (approx))



Fitted with the range of base units with laminate work top over. Includes 1.5 bowl plastic sink unit with mixer tap, plumbing for washing machine, integrated electric oven with 4-ring gas hob over. Window overlooking the rear. Tiled floor. Space for dining table. UPVC door to the rear.

LANDING

Access into the loft.

BEDROOM 1

12'9" x 10'2" (3.90 x 3.12)



With oak effect laminate flooring and large window overlooking the front. Airing cupboard with cylinder tank and slatted shelving.

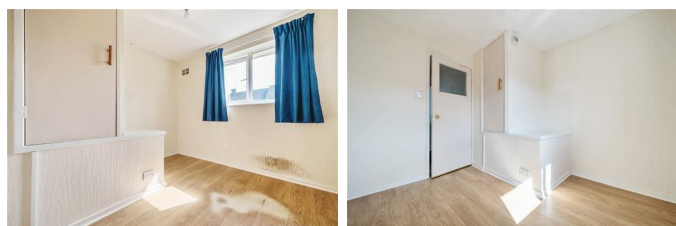
BEDROOM 2

12'11" x 9'5" (3.96 x 2.88)



Double room to the rear with oak effect laminate flooring.

BEDROOM 3



Single room to the front

BATHROOM

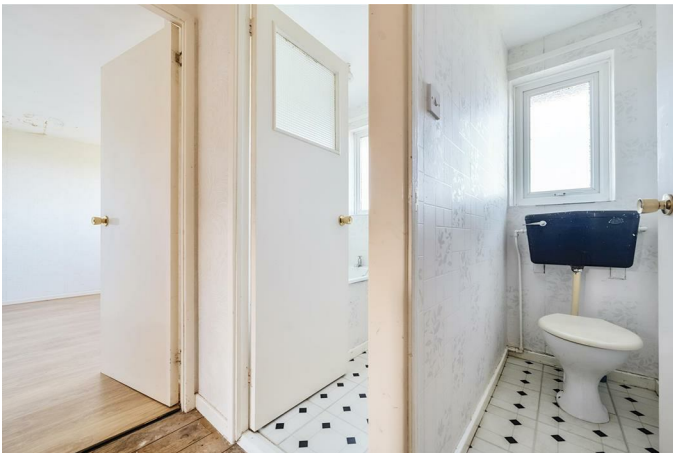
5'5" x 4'10" (1.67 x 1.49)



With cast iron bath and tiled surround. Wash basin. Frosted window to the rear.

SEPARATE WC

5'6" x 2'5" (1.68 x 0.76)



Frosted window to the rear. WC.

FLOORPLAN

The floorplan is from when the property was originally built. Please note that the wall between the kitchen and washhouse has now been removed to create a larger kitchen.

OUTLOOK



From the rear of the property is an outlook over trees and rooftops to the Solway Firth in the distance.

FRONT EXTERNAL



A tarmac drive for two cars leads to the back of the property. Small lawn area to the rear with shrub and floral borders.

REAR EXTERNAL



To the rear all of the property is a flagged area, suitable for a patio, and enclosed garden; paving and garden areas.

LOG CABIN

12'0" x 12'0" (3.66 x 3.66)



With wood flooring. 3 windows with removable panels. Electrical sockets and a good range of shelving.

DIRECTIONS

Proceed along Harrington Road until you come to the crossroads where the traffic lights are, turn left at the lights onto Honister Drive, take the second right onto Wastwater Avenue and follow the road to the end, at the end of the road turn left onto Westfield Drive and then take the third right onto Grasmere Avenue, Follow the one way system!

COUNCIL TAX

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

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 GRIDDALES

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

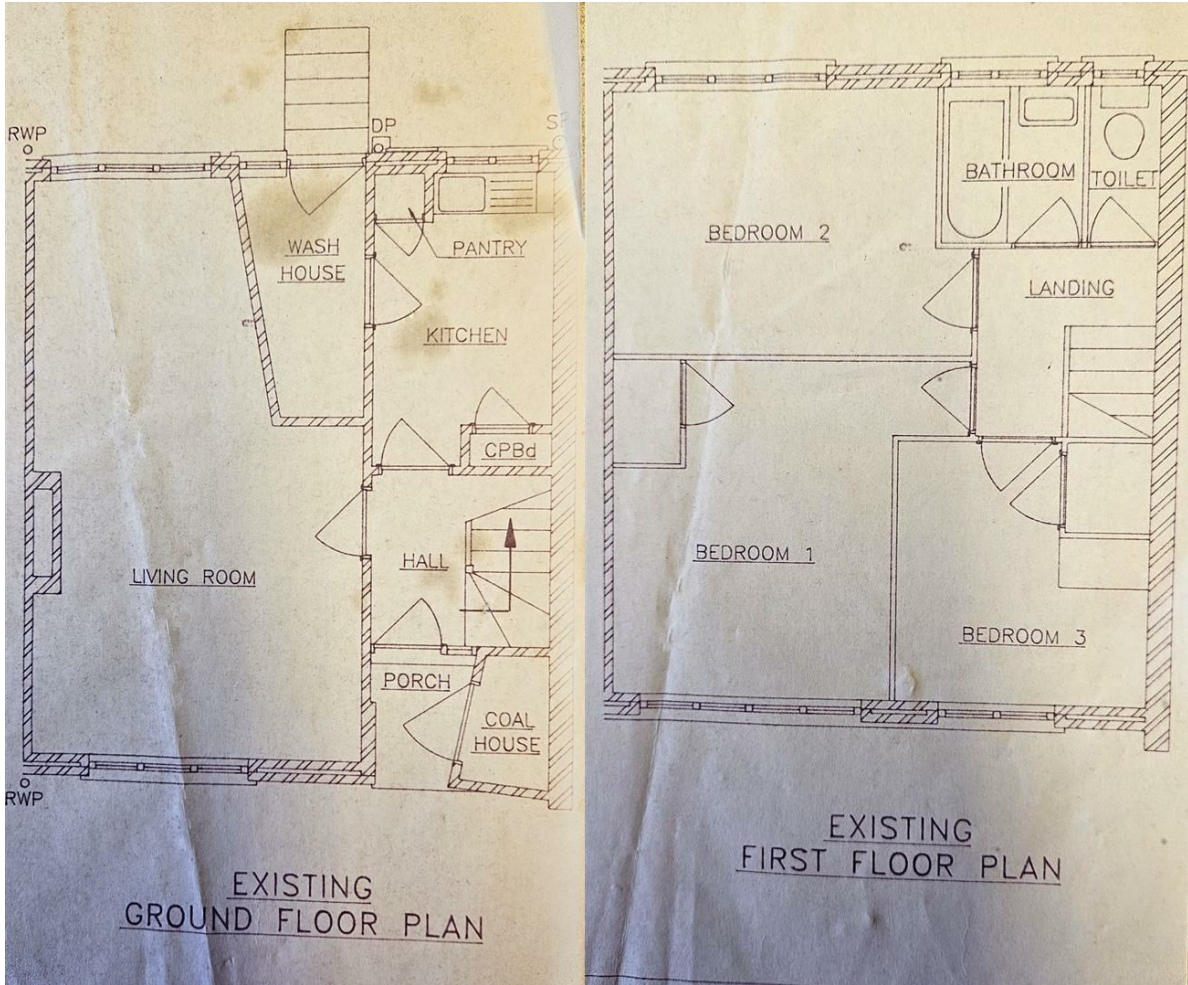
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the

UK.

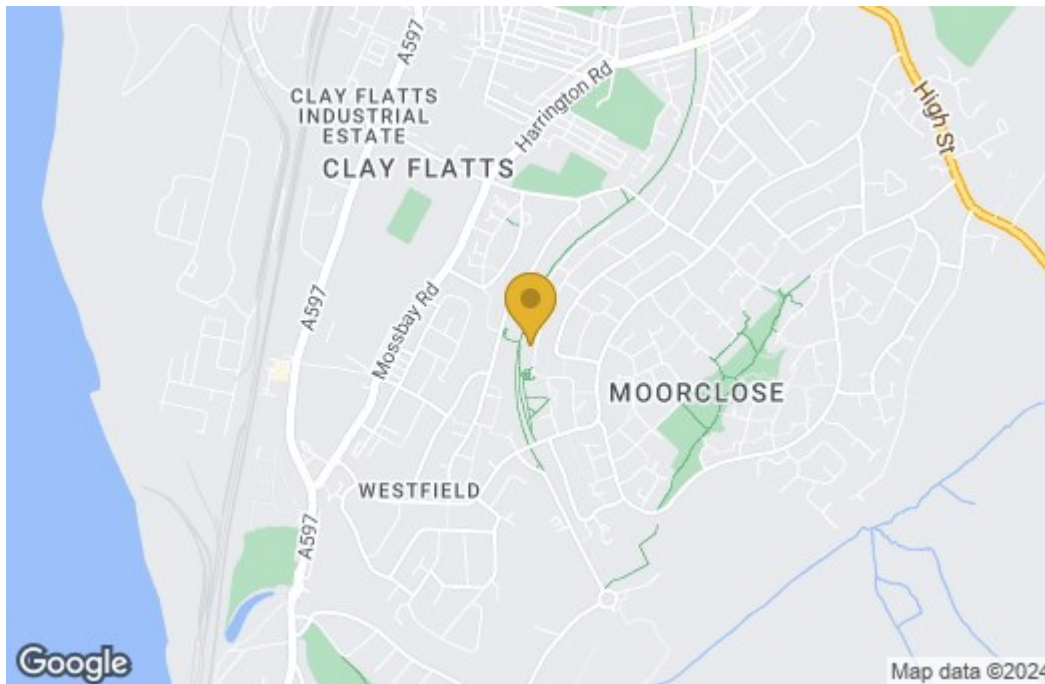
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

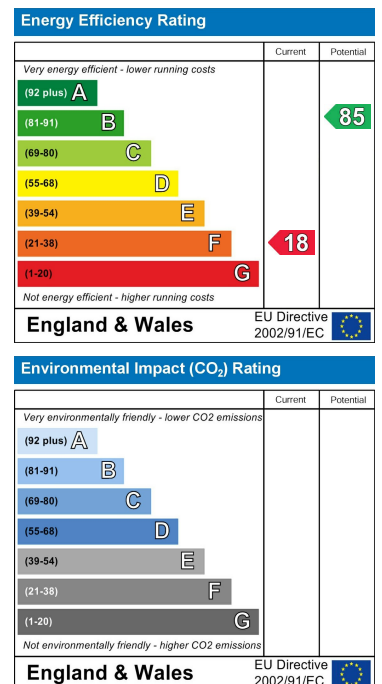
Floor Plan



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.