



# GRISDALES

PROPERTY SERVICES



## 25 Scaw Road, Workington, CA14 4PH

**Offers Over £360,000**

This is a superb three bedroomed detached bungalow which occupies a fabulous spot on Scaw Road in High Harrington - perfect for quick access to the local schools, west coast towns and industries as well as the Lake District.

Built in 1939 it has been fitted and maintained to a good standard with many of the original features having been retained and the addition of the large and very private conservatory really adds to the ambiance and space of the property. It's ready to move into now but masses of opportunities to upgrade and improve await including the chance to extend and/or fully incorporate the two loft rooms into the main property.

The property is approached via a gravel drive which leads to a single detached garage and there are large gardens to the front and rear with some delightful mature trees and shrubs.

A blank canvas inside and out to create something really special....

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

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## THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

There is a septic tank at the property

## ENTRANCE

The property is accessed via a UPVC door with frosted glazing panels and an arched panel above. Leads into:

## ENTRANCE LOBBY

5'8" x 4'0" (1.75 x 1.22)

With picture rail and double, part glazed natural wood doors. Burglar alarm. Leads into:

## INNER HALLWAY

T shaped entrance hall with a clear window immediately ahead with frosted glazing panel above. Natural wood doors to most rooms along with coving and picture rails. Access into the loft. Cupboard housing burglar alarm control panel and wall mounted shelving.

## SITTING ROOM

14'4" x 11'10" plus bay window (4.38 x 3.61 plus bay window )

With lovely bay window to the front with coloured frosted panels above and two windows to the side. Picture rail, coving and ceiling rose. Gas fire with brass surround and stone hearth and mantelpiece with natural wood mantelpiece over. Television point.

## STUDY

8'0" x 6'6" including cupboard (2.45 x 1.99 including cupboard )

With window to the rear and one into the conservatory (with coloured glazing above). Part panelled walls in tongue and groove. Double cupboard housing boiler.

## KITCHEN

13'10" x 9'2" (4.24 x 2.81)

Fitted with a range of base and wall units with laminate worktop over and ceramic tile splash back. Includes 1 1/2 bowl plastic sink unit with chrome mixer tap. Plumbing for washing machine and space for gas/electric cooker. Stainless steel extractor fan over. Ample space for a dining table and additional appliances. UPVC door to the rear. 3 windows. Eyeball spotlighting. Wood effect vinyl floor covering. Door to the rear.

## CONSERVATORY

15'7" x 14'9" (4.75 x 4.51)

Accessed via UPVC doors from the inner hallway and with step down. Tiled floor and part perspex roof. Windows to 3 sides, double doors to the rear garden and door to the side.

## BEDROOM 1

11'10" x 11'9" (3.62 x 3.60)

Double room to the front. Coving.

## BEDROOM 2

12'0" x 11'10" (3.66 x 3.62)

With natural wooden floor. Wall mounted shelving. Coving. Large window overlooking the front. Coloured glazing.

## BEDROOM 3

9'10" x 10'9" (3.00 x 3.30)

Double room with picture rail.

## BATHROOM

9'9" x 9'9" (2.99 x 2.99)

Fitted with shower with sliding door in chrome frame and wall mounted chrome shower with attachments and waterproof panelling. WC., white pedestal wash basin and corner bath with 2 chrome taps. Fully fitted with coloured ceramic tiles. Picture rail. Coving. Wall mounted chrome/glass bathroom fittings. Frosted window to the side. Wood effect vinyl floor covering.

## LOFT

A pull-down ladder from the inner hallway leads to the loft area. With store cupboard and doors to:

## LOFT ROOM 1

11'8" (max) x 11'5" (3.57 (max) x 3.50)

With Velux rooflight. Radiator.

## LOFT ROOM 2

13'3" x 11'10" (max) (4.06 x 3.61(max))

With Velux rooflight. Radiator.

## REAR EXTERNAL

The property sits on a substantial plot which is mainly laid to lawn with mature trees and well established shrubs etc. Concrete patio to the rear of the property and paths to the sides.

## FRONT EXTERNAL

Large lawn with well established shrub and floral borders.

## PARKING

A drive for 3 cars leads to the single garage.

## GARAGE

15'1" x 9'10" (4.60 x 3.00)

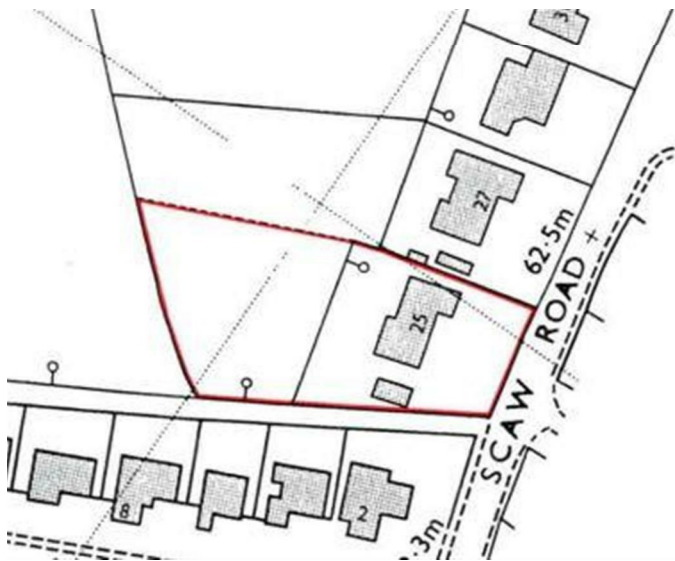
With up-and-over door and storage within the eaves. Opening into:

## REAR STORAGE AREA

9'6" x 5'11" (2.90 x 1.82)

Brick built and with frosted window to the rear.

## TITLE PLAN



For the avoidance of doubt please see the Title Plan to establish the boundaries of the property.

## DIRECTIONS

From the A595 Lillyhall/Distinguon roundabout take exit for A597 towards Harrington. At the mini roundabout turn right onto Scaw Road. Number 25 is identified by a Grisdales For Sale board.

## COUNCIL TAX

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

## 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.

\*Please note these details have yet to be approved by the vendors.

## 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.

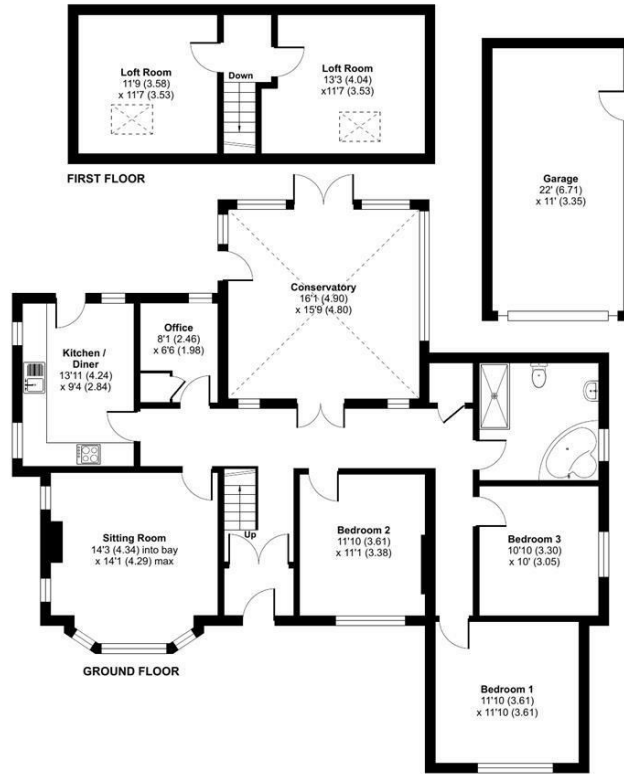
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

Scaw Road, High Harrington, Workington, CA14

Approximate Area = 1788 sq ft / 166.1 sq m  
 Garage = 242 sq ft / 22.4 sq m  
 Total = 2030 sq ft / 188.5 sq m  
 For identification only - Not to scale

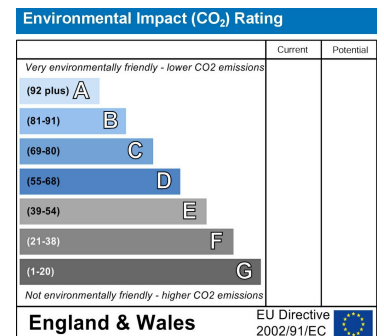
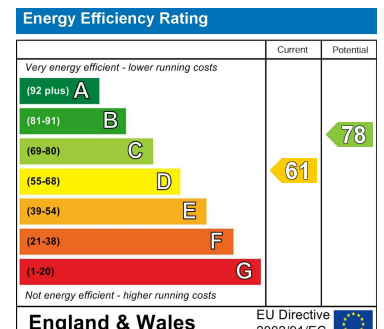


Certified Property Measurer RICS. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richroom 2024. Produced for Grisdales. REF: 1182145

Area Map



Energy Efficiency Graph



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