



# GRISDALES

PROPERTY SERVICES



## 68 Mason Street, Workington, CA14 3EH

**£175,000**

A PERFECT OPPORTUNITY FOR YOU TO CREATE THE HOME OF YOUR DREAMS!

In need of full refurbishment and renovation, this is a super four bedroomed semi-detached house with bags of character and charm, space and light - it's a blank canvas for you to do with you as you wish and a great chance to create a lovely family home.

Downstairs there's a spacious hallway, two large reception rooms and a kitchen (ready for something stylish and modern!) and upstairs four bedrooms and a family bathroom.

There's a drive to the side and a corrugated single garage and a good sized garden to the rear, but currently in need of being cut back.

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

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  
Double glazing

## ENTRANCE

The property is accessed via a composite door with frosted glazing panels. Leads into:

## INNER HALLWAY

With stairs to the first floor. Under stairs cupboard. Burglar alarm control panel. Door leading into:

## RECEPTION ROOM 1

14'6" x 13'5" into bay window (4.42 x 4.09 into bay window )



With bay window to the front. Picture rail. Television point. Tiled fireplace with wall mounted gas fire.

## RECEPTION ROOM 2

16'0" x 12'9" into bay window (4.88 x 3.91 into bay window)



With bay window overlooking the rear garden. Tiled fireplace with wood mounted gas fire. Picture rail.

## KITCHEN

13'5" x 9'1" (4.09 x 2.77)



Fitted with a range of base units with cupboards and drawers and formica worktop over with ceramic tiled splashback. Includes stainless steel sink with double draining board. Space for a gas cooker. Plumbing for washing machine. 2 windows to the side with pelmet over. Window to the rear. Door leading into:

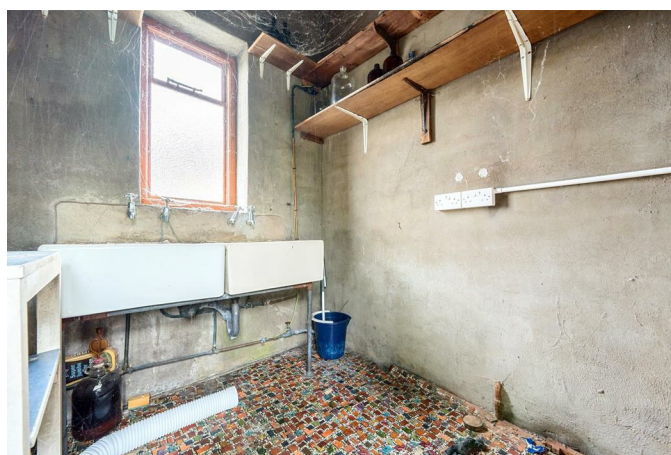
## SUNROOM

13'4" x 4'3" (4.08 x 1.30)

With windows to 2 sides. Door to the rear. Steps down with access into:

## UTILITY ROOM

6'5" x 6'5" (1.97 x 1.97)



With 2 Belfast sinks, each with taps over. Frosted window to the side. Electricity.

### STORE ROOM

6'9" x 3'0" (2.06 x 0.92)



With brick walls and shelving.

### WC

6'10" x 2'11" (2.10 x 0.91)

With low level WC. Frosted window to the rear.

### STAIRCASE

Dog leg staircase with coloured frosted glazed window facing the front and opening out opening out onto:

### FIRST FLOOR LANDING

Giving access to bedrooms and bathroom. Glass ceiling plate. Airing cupboard.

### BEDROOM 1

13'10" into bay x 13'6" (max) (4.24 into bay x 4.14 (max))



Double room to the rear with tiled feature fireplace. Pelmet. Wall mounted shelving.

### BEDROOM 2

14'4" x 10'4" (4.39 x 3.15)



Double room to the rear with picture rail and pelmet.

### BEDROOM 3

11'6" x 9'4" (3.51 x 2.87)



Double room to the front with bay window. Picture rail. Tiled feature fireplace. Pelmet. Telephone point.

#### BEDROOM 4

9'8" x 5'4" (2.96 x 1.63)



Single room to the front with pelmet.

#### BATHROOM

7'11" x 6'4" (2.42 x 1.95)



Fitted with bath and tap connected shower with folding screen in chrome frame. Pedestal wash basin and low level WC. Fitted around sanitary fittings with turquoise ceramic tiles. Frosted window to the rear. Extractor fan. Chrome ladder style radiator.

#### PARKING & GARAGE



Parking on the drive to the side and corrugated single detached garage.

#### FRONT EXTERNAL

Concrete steps lead up to the front door.

#### REAR GARDEN



Steps from the back door lead down to a garden area.

#### STORAGE ROOM

At the rear of the property there is a large storage room (under the sun room/utility)

#### OUTLOOK



From the rear there is an outlook over the trees to the rooftops and the Solway Firth and Scottish hills in the distance.

## **DIRECTIONS**

Located on Mason Street, on the right hand side when approaching from Harrington Road.

## **COUNCIL TAX**

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

## **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 Grisdals, 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. Grisdals 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.

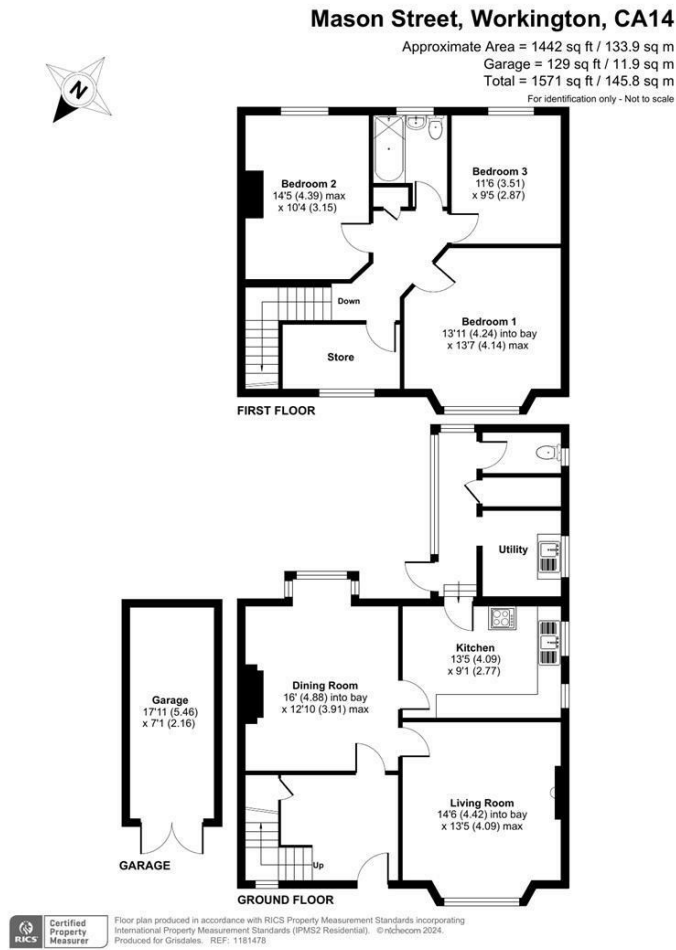
## **MORTGAGE ADVICE**

Grisdals 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.

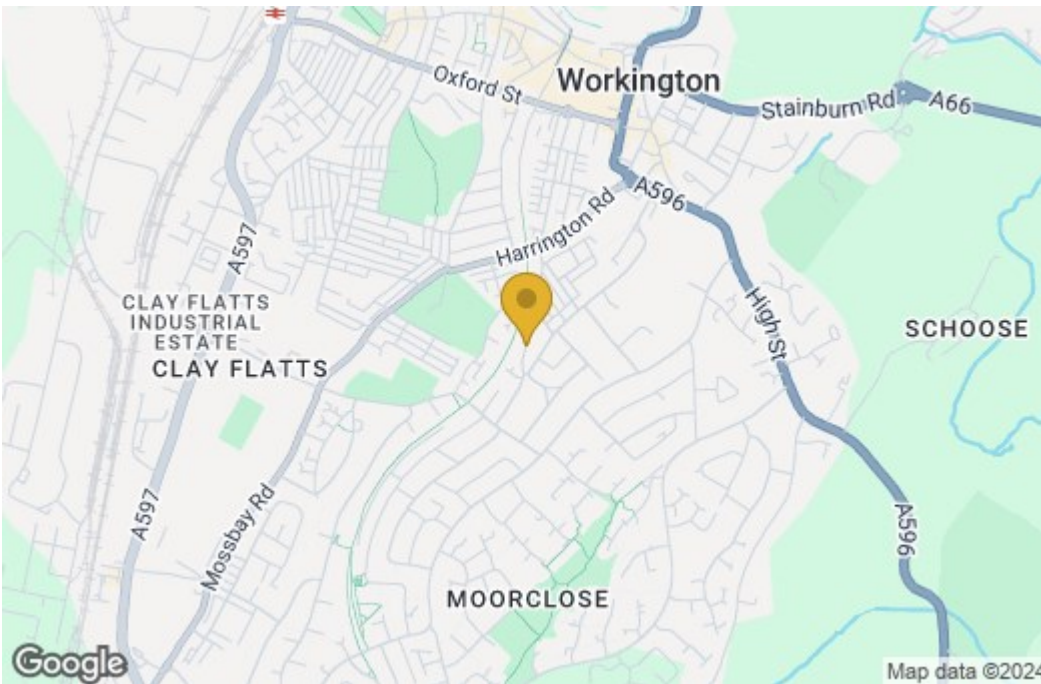
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdals office.

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.

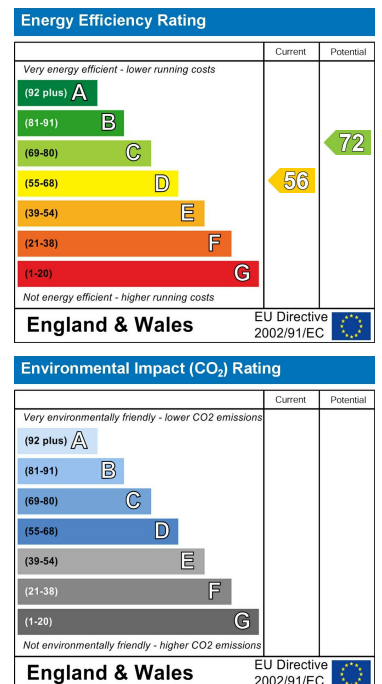
## Floor Plan



## 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.