



# GRISDALES

PROPERTY SERVICES



## 10 Armstrong Street, Workington, CA14 2HD

**£65,000**

A GREAT STARTER HOME!

Having been well fitted and maintained in the past but now in need of some TLC in places (particularly to the decor, flooring and bathroom) this two bedroomed terraced house offers some great space, all currently in grey and white so bright, modern and cheerful. There's an enclosed yard to the rear and gas heating and double glazing are installed.

Come and have a look!

\*\*\* 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 UPVC door which leads into:

## INNER LOBBY

With door leading into:

## LOUNGE

12'11" x 11'8" (3.96 x 3.58)



Fitted with gas fire, with marble surround and hearth and grey painted mantelpiece over. Television point. Door into inner lobby. Stairs to first floor.

## KITCHEN

13'3" x 10'5" (4.04 x 3.20)



Fitted with a range of base and wall units in white gloss with wood effect laminate worktop over and ceramic tile splashback in grey. Includes 1 1/2 bowl stainless steel sink unit, integrated electric oven with 4-ring electric hob over and extractor fan. Plumbing for washing machine and space for additional 2 appliances. Ample space for a dining table. Wood effect flooring. Large window to the rear. Upvc door to the rear. Under stairs cupboard with shelving.

## BEDROOM 1

12'11" x 11'8" (3.96 x 3.56)



Room to the front with cupboard housing gas boiler.

## BEDROOM 2

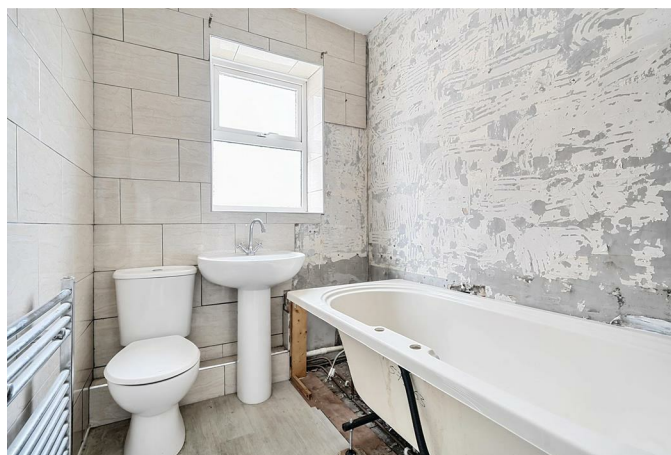
10'7" x 7'5" (3.23 x 2.28)



Spacious single room to the rear with cupboard with shelf and hanging rail.

## BATHROOM

7'1" x 5'8" (2.18 x 1.73)



With bath, pedestal wash basin and low-level WC. Part fitted with tiles. Frosted window to the rear. Improvement work is required to the bathroom.



## EXTERNALLY



Enclosed rear yard with gate to the rear alley.

## DIRECTIONS

Located at the end of Armstrong Street on the right hand side.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) 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.

\*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

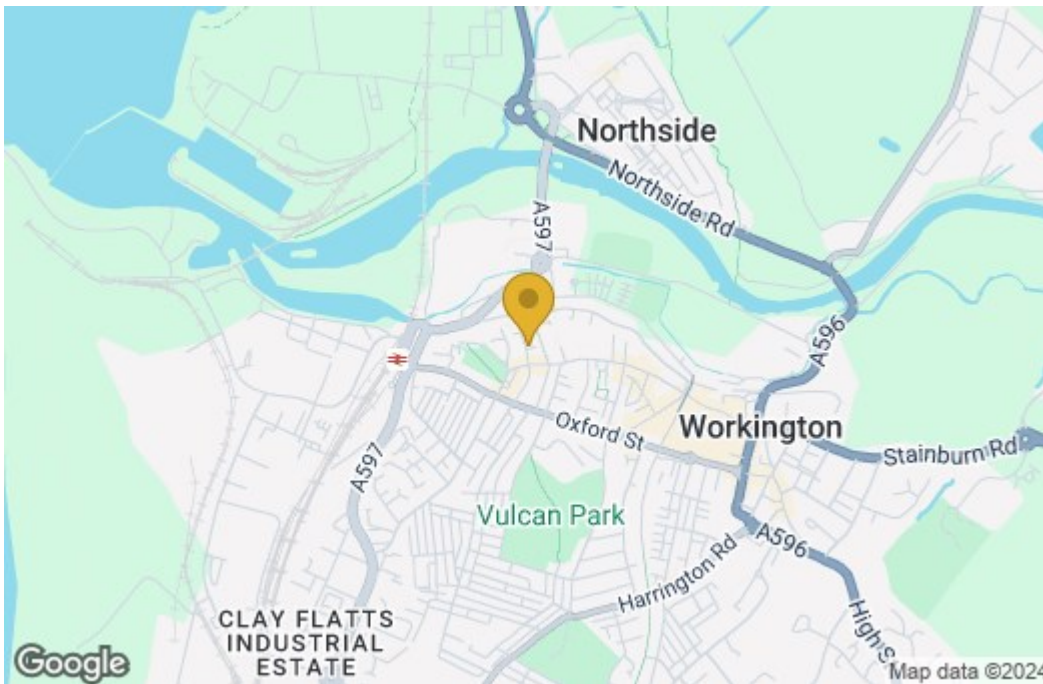
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

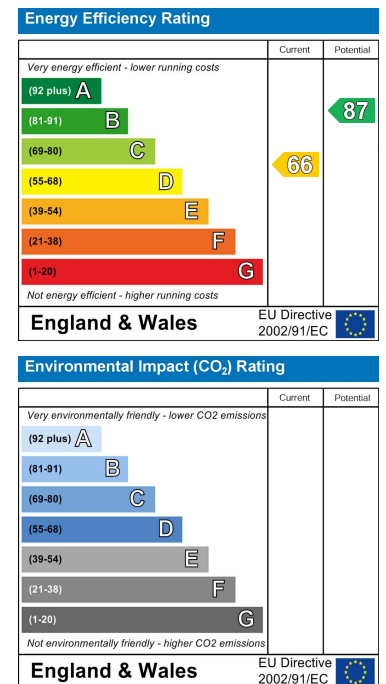
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

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.