



GRISDALES

PROPERTY SERVICES



17 Eller Bank, Workington, CA14 5LA

£85,000

Welcome to this traditional terraced house located in the sought-after area of Harrington, Workington. This delightful property boasts two double bedrooms, ideal for a small family, with nearby Nursey and school, or as a great rental investment opportunity.

The spacious kitchen diner, perfect for hosting family meals or entertaining guests. The addition of a utility room adds convenience to your daily chores, making this house not only aesthetically pleasing but also practical for modern living.

The property features a modern, neutral bathroom suite, providing a touch of luxury to your daily routine.

Situated in a popular location, this house offers more than just a place to live - it provides a sense of community and convenience. Whether you are looking to settle down or seeking a profitable investment, this terraced house in Eller Bank is sure to meet your needs and exceed your expectations. NO ONWARD 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

The property benefits from mains electric, gas, water and drainage.

ENTRANCE



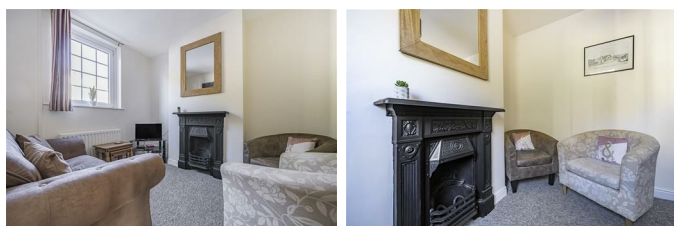
Is via a wooden front door into:

HALLWAY

With double opening doors. Radiator. Stairs to first floor.

LOUNGE

9'10" x 8'9" (3.00 x 2.67)



Front aspect double glazed window. Decorative fireplace. Radiator.

KITCHEN/DINER

10'11" x 9'10" (3.33 x 3.02)



With a range of white wall and base units with complementary work surfaces. Stainless steel sink and draining unit. Integrated electric oven and hob with chrome extractor fan above. Tiled splashback. Tiled flooring. Radiator. Rear aspect double glazed window. 2 storage cupboards.

UTILITY

6'5" x 5'2" (1.96 x 1.60)

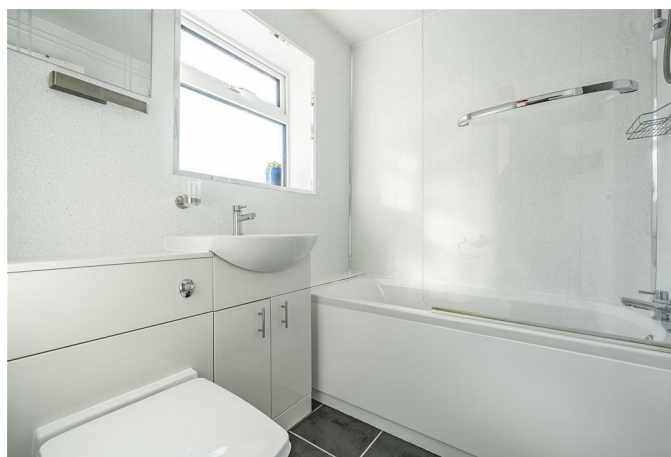


Plumbing for washing machine with work top over. Radiator. Side aspect double glazed window.

INNER HALLWAY

UPVC part glazed door leading to rear yard.

BATHROOM



3-piece suite comprising of bath with overhead shower, sink and WC within unit. Side aspect frosted double glazed window. Tiled flooring. UPVC wall panelling. Radiator.

FIRST FLOOR LANDING

Doors leading to:

BEDROOM 1

12'2" x 10'0" (3.71 x 3.05)



Front aspect double glazed window. Large Double in size (currently displaying kingsize bed). Radiator. Storage cupboard with hanging rail.

BEDROOM 2

12'2" x 9'10" (3.71 x 3.02)



Rear aspect double glazed window. Double in size. Radiator. Built in storage with hanging rail, also housing Combi boiler.

EXTERNAL



Parking is by way of on street. Yard to the rear.

DIRECTIONS

Leaving Workington town centre via Vulcans Lane, at traffic signals turn right onto Oxford Street. At Railway Station junction turn left onto A597 towards Harrington. At roundabout take 2nd exit. At mini roundabout take 2nd exit continuing on the A597. Eller Bank is on the right hand side on the hill descending into Harrington.

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.

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.

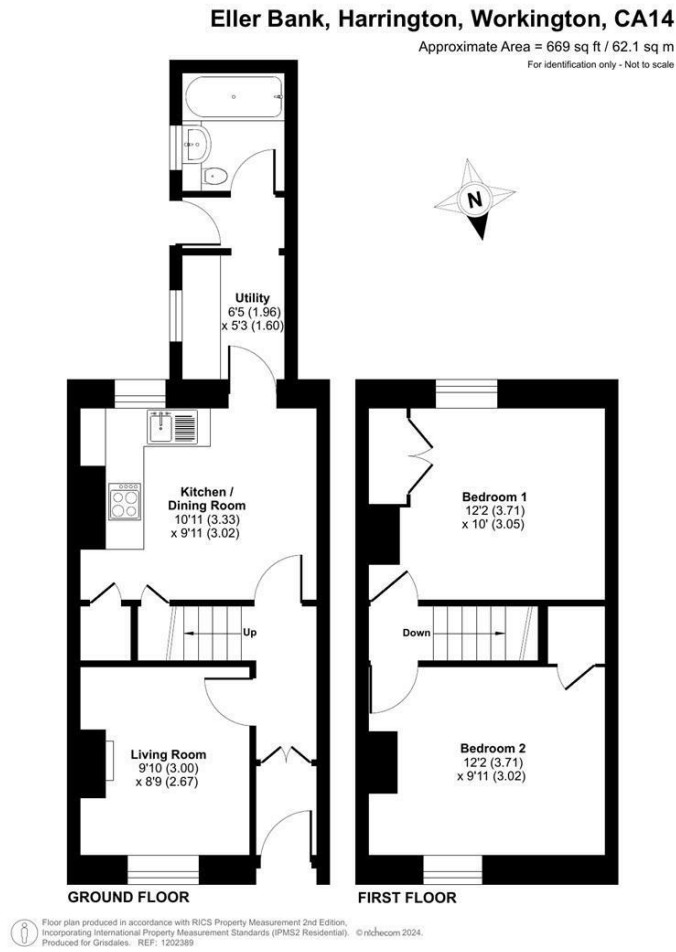
MORTGAGE ADVICE

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.

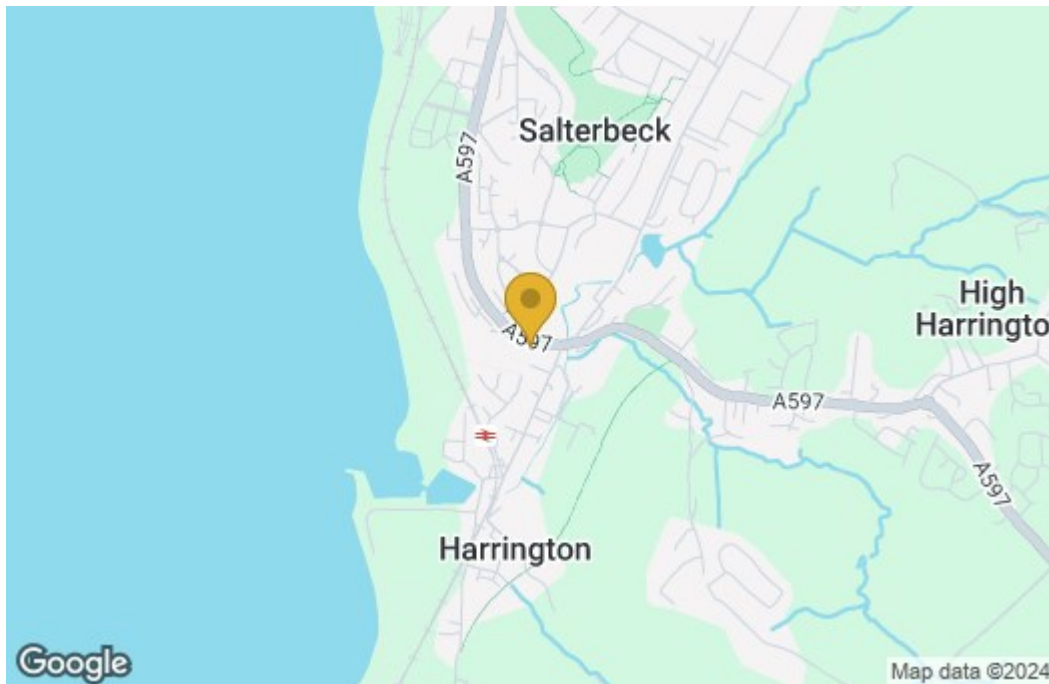
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdals office.

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.

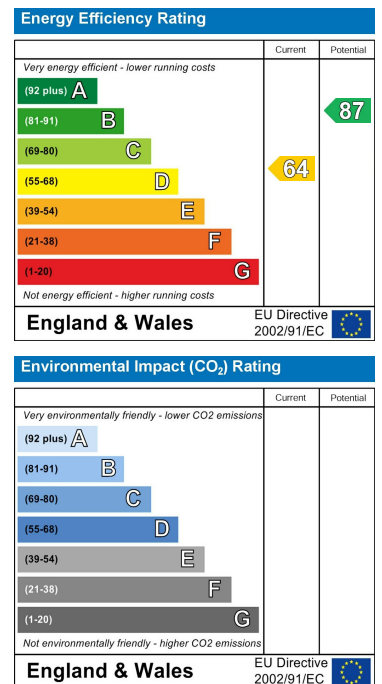
Floor Plan



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.