



GRISDALES

PROPERTY SERVICES



13 St. Helens Avenue, Flimby, Maryport, CA15 8RB

£84,950

Welcome to St. Helens Avenue, Flimby, Maryport - a great semi-detached house that could be your next family home or perfect rental investment! This property boasts three bedrooms, front elevation reception room, downstairs bathroom and spacious kitchen diner.

Although the house requires a bit of TLC, it offers great potential for those looking to add their personal touch and create a warm and inviting space. The rear garden provides a lovely outdoor area to entertain the children or relax after a hard day at work.

Conveniently located close to local amenities, you'll have everything you need just a stone's throw away. With plenty of on-street parking available, you won't have to worry about finding a spot.

Don't miss out on this fantastic opportunity to turn this house into your dream home. Contact us today on 01900 829977 to arrange a viewing and envision the possibilities that this property holds for you.

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

The property benefits from a mix of single and double glazed windows, mains gas, electric, water and drainage.

ENTRANCE



DOWNSTAIRS BATHROOM

6'5" x 5'7" (1.96 x 1.72)



Three piece suite comprising of bath, w/c and sink, radiator, pink wall tiling, rear aspect frosted single glazed window.

LOUNGE

11'11" x 16'4" (3.65 x 4.98)



Front aspect double glazed window, gas fire, door leading to:

KITCHEN DINER

11'8" x 10'6" (3.58 x 3.22)



Range of white wooden wall and base units with complementary work surfaces, stainless steel sink and drainer unit, wall mounted Potterton boiler, rear aspect double glazed window, red and white wall tiling, radiator, uPVC door to rear external, understair storage cupboard.

FIRST FLOOR LANDING

Radiator, doors leading to:

BEDROOM ONE

8'3" x 13'2" (2.53 x 4.03)



Double in size, rear aspect double glazed window, built in double storage cupboard - no heating.

BEDROOM TWO

11'11" x 11'6" (3.64 x 3.52)



Double in size, front aspect double glazed window, built in double storage cupboard - no heating.

BEDROOM THREE

8'6" x 7'10" (2.60 x 2.41)



Single in size, front aspect double glazed window, built in storage cupboard - no heating,

UPSTAIRS WC

5'2" x 3'0" (1.60 x 0.93)



W.C and single with side aspect window.

FRONT EXTERNAL



Gated pathway accompanied by grassed lawn area. Door to property is located to the side.

REAR EXTERNAL



Grassed lawn area.

COUNCIL TAX

We have been advised by Cumberland Council that this property is placed in Tax Band A.

DIRECTIONS

From Workington head towards Maryport/Carlisle on the A596. Enter Flimby, turn right onto west lane, take the second left onto St Helens Avenue where the property is on the right hand side, identified by a Grisdales For Sale board.

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 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

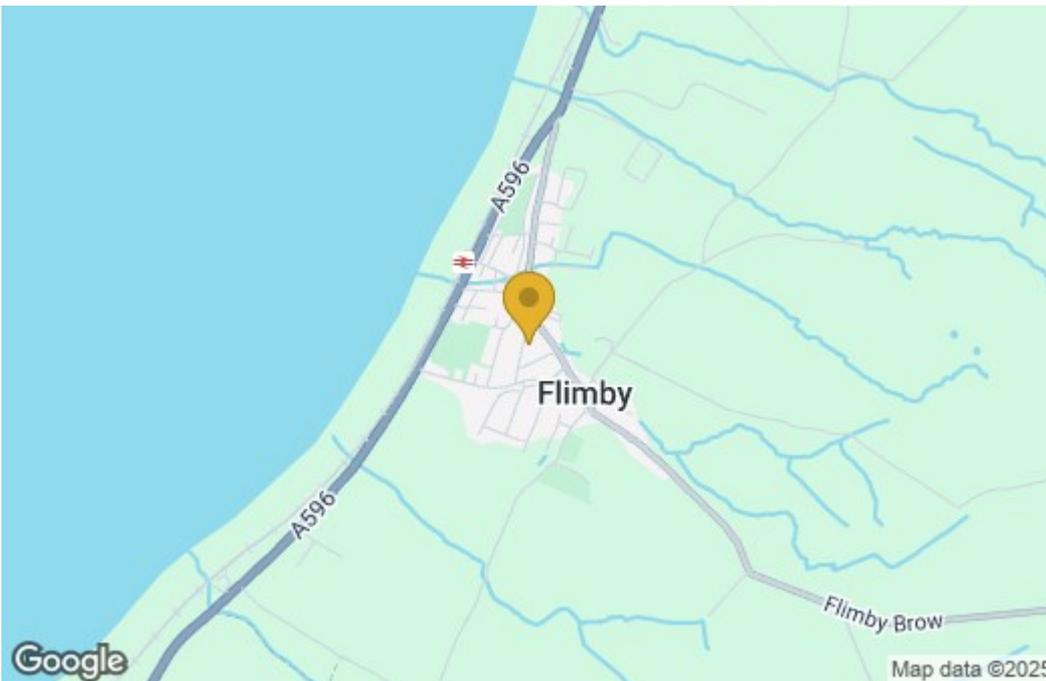
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

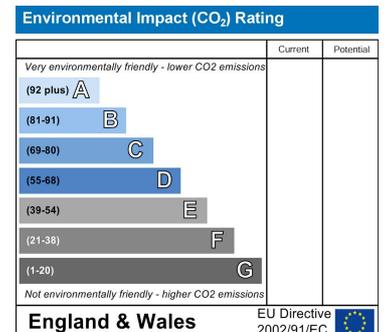
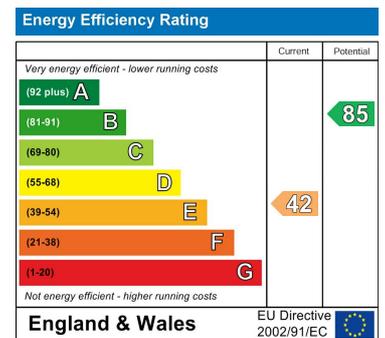
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.