



13 Bank Road, Workington, CA14 3YN

£110,000

Welcome to Bank Road in the heart of Workington. This mid-terrace house, dating back to pre-1900, offers a fantastic opportunity for those looking to create their dream home. As you step inside, you'll be greeted by a spacious open plan reception room. With four generously sized bedrooms spread across three storeys, there is ample space for a growing family or those in need of a home office or hobby room.

Although the property requires full renovation, this presents a blank canvas for you to unleash your creativity and design a home tailored to your tastes and needs. The rare garden at the rear of the house is a delightful surprise for a terraced property, offering a tranquil outdoor space to enjoy some fresh air or perhaps cultivate a small garden oasis.

Conveniently located close to the town centre, you'll have easy access to a variety of amenities, shops, and restaurants, making daily errands a breeze. Whether you're looking to immerse yourself in the vibrant community or simply enjoy the convenience of town living, this property offers the best of both worlds. Don't miss out on this exciting opportunity to transform this historic house into a modern masterpiece. Contact us today on 01900 829977 to arrange a viewing and start envisioning the endless possibilities that this property has to offer.

ENTRANCE



Is via a single paned glass wooden door leading into:

VESTIBULE

With glass panel door leading into:

HALLWAY

Radiator. Stairs to first floor. Doors leading to:

LOUNGE/DINER

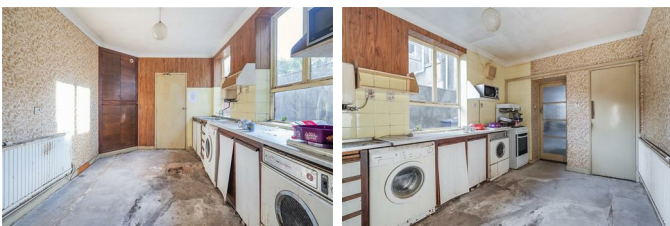
28'10" x 11'10" (8.81 x 3.63)



Dual aspect, single paned windows. 2 radiators. Gas fire in decorative brick surround. Door leading to:

KITCHEN

15'7" x 8'11" (4.75 x 2.72)



Requires full renovation. Range of base units and drawers, two side aspect, single paned windows. Inset sink and drainer unit. Wooden panelling to walls, plumbing for washing machine, Door leading to:

INNER HALLWAY



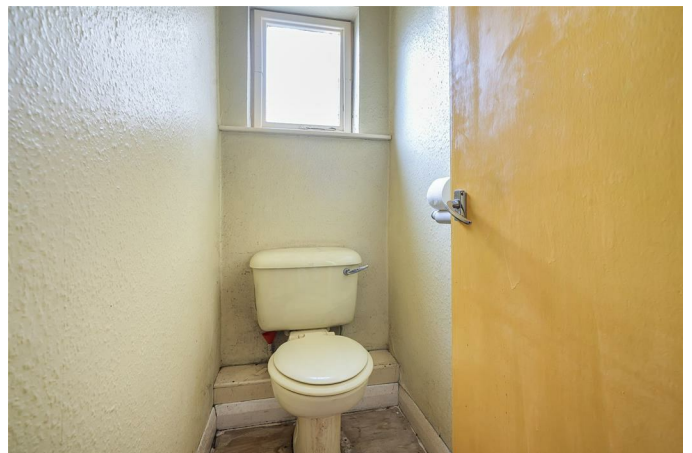
Single paned door leading to rear external. Storage cupboards. Door leading to:

Downstairs WC

With frosted window.

FIRST FLOOR HALF- LANDING

WC



With frosted window.

BATHROOM



Bath with matching wash hand basin. Storage cupboards. Radiator. Rear aspect, frosted, single paned windows. Decorative wall tiling.

FIRST FLOOR LANDING



BEDROOM 1

15'10" x 12'4" (4.83 x 3.78)



Two front aspect, single paned windows. Double in size.

BEDROOM 2

14'0" x 9'3" (4.29 x 2.84)



Double in size. Rear aspect single paned window. Built-in storage cupboard with wooden front doors.

SECOND FLOOR LANDING

Velux window. Large built in storage cupboard.

BEDROOM 3

14'0" x 10'0" (4.27 x 3.05)



Rear aspect, single paned window. Double in size.

BEDROOM 4

12'5" x 12'0" (3.81 x 3.66)



Front aspect, single paned window. Double in size. Built-in storage cupboard with white wooden fronted doors. Door leading to workshop / storage area.

REAR EXTERNAL



Small yard area attached to property. Across the back lane there is a garden also belonging to number 13.

Parking is by way of on street.

DIRECTIONS

From the A66 turn into Park End Road and at the end turn right. After approximately 200 yards turn left onto Bank Road, the property is located on the left hand side displaying a Grisdales for sale sign.

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 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

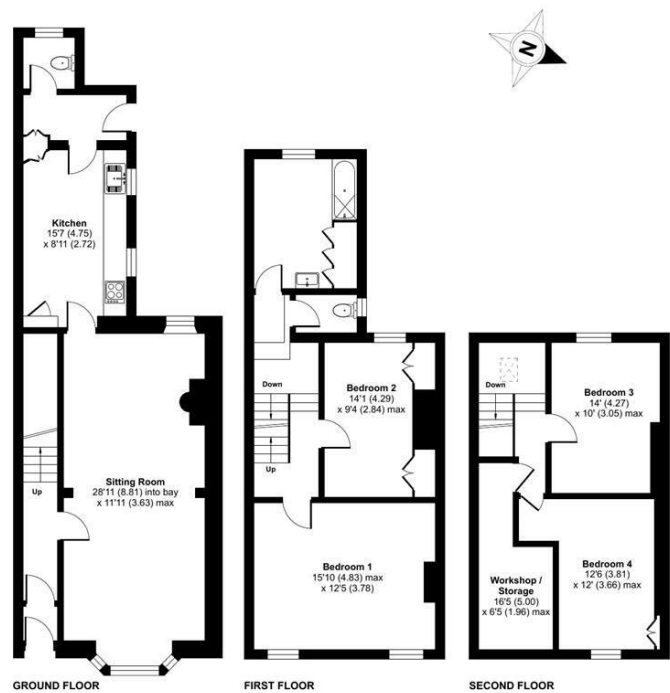
fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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

Bank Road, Workington, CA14
Approximate Area = 1633 sq ft / 151.7 sq m
For identification only - Not to scale

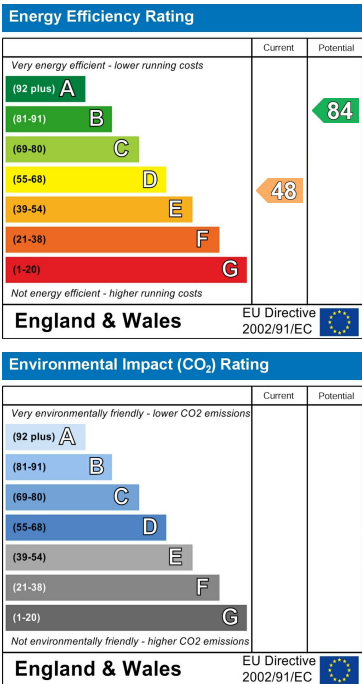


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Grisdale. REF: 1216308

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.