



25 Senhouse Street, Workington, CA14 2SA

£84,995

NO ONWARD CHAIN ***NO ONWARD CHAIN*** ***NO ONWARD CHAIN***

Nestled in the heart of Workington, this spacious mid-terrace home on Senhouse Street offers generous living across three floors. Featuring two inviting reception rooms, it's ideal for entertaining guests or enjoying cosy family time.

The property comprises three comfortable bedrooms, providing ample space for the whole family.

Perfectly positioned close to the town centre, you'll enjoy easy access to a range of shops, restaurants, and local amenities. Excellent transport links, including nearby train and bus routes, make commuting and leisure travel effortless.

This well-located home is ready to move into and offered with no onward chain, making it a fantastic opportunity for first-time buyers, families, or investors alike.

Don't miss the opportunity to make this house your home sweet home. Book a viewing today by calling 01900 829977 and envision the endless possibilities this property has to offer.

THINGS YOU NEED TO KNOW

The property benefits from main gas, electricity, water and drainage.

New windows in 2024.

ENTRANCE



via UPVC part glass door into vestibule leading into:

SITTING ROOM

13'6" x 10'4" (4.14 x 3.15)



Front aspect double glazed window, gas fire, television points and radiator.

DINING ROOM

13'5" x 10'11" (4.11 x 3.35)



Rear aspect double glazed window, gas fire, television points, radiator, under stairs storage cupboard and archway leading to:

KITCHEN

11'3" x 7'1" (3.45 x 2.18)



Fitted with a range of wooden wall and base units with complementary work services. Accompanied by matching splash back stainless steel sink and drainer unit. Chrome extractor fan, radiator rear aspect, double glazed window, UPVC part glazed door leading to rear external.

FIRST FLOOR LANDING

BEDROOM 1

13'5" x 10'2" (4.11 x 3.12)



Front aspect double glazed window, radiator. Double in size.

BEDROOM 3

13'6" x 8'9" (4.14 x 2.67)



Rear aspect double glazed window, radiator, storage cupboard. Double in size.

2ND FLOOR LANDING

BEDROOM 2

13'8" x 12'11" (4.17 x 3.94)



Sloping roof style attic bedroom. Front aspect double glazed window and radiator. Large Double in size.

BATHROOM



Three-piece suite comprising of bath with tap shower, WC and sink within vanity unit. Large wall mounted mirror accompanied by decorative green wall tiling. Door leading to loft storage space.

OFFICE



Wall mounted Baxi boiler. Rear aspect double glazed window, external small yard area to the rear of the property.

EXTERNAL



Rear yard.

DIRECTIONS

From Oxford Street in Workington passing the library on the left hand side, continue straight through the traffic lights. Take 4th left onto Senhouse Street. The property is on the left hand side and can be identified by a Grisdales for sale board.

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.

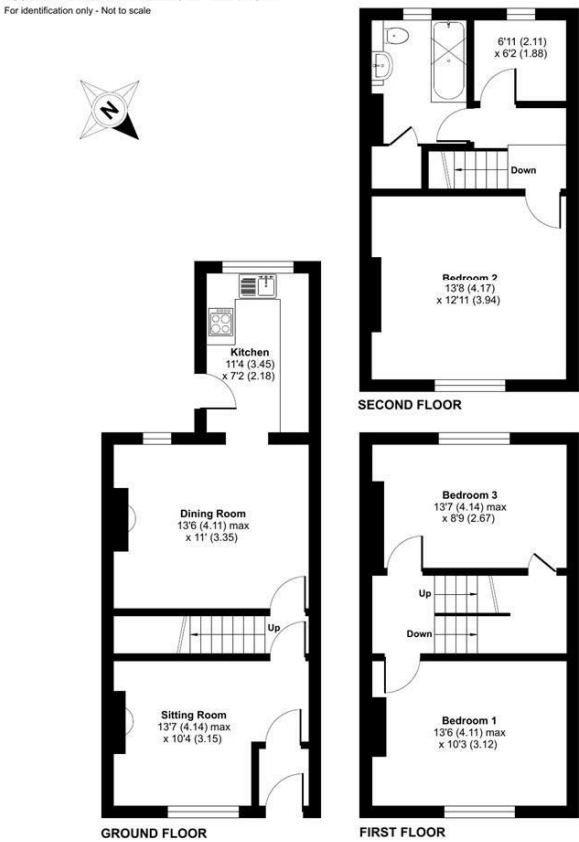
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

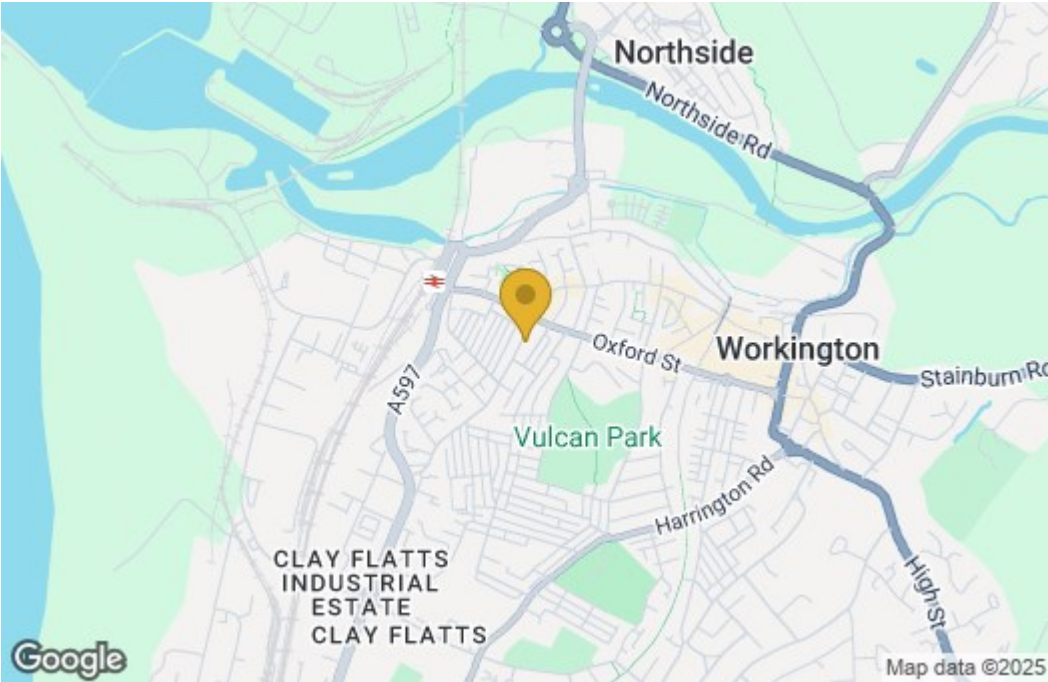
Senhouse Street, Workington, CA14

Approximate Area = 1125 sq ft / 104.5 sq m
For identification only - Not to scale

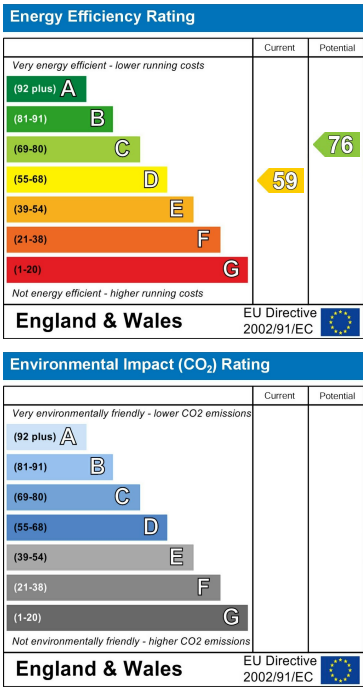


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Grisdale. REF: 1217488

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 firms employment has the authority to make or give any representation or warranty in respect of the property.