



12 Garfield Street, Workington, CA14 3DH

£90,000

APPEARANCES CAN BE VERY DECEPTIVE!

TUCKED QUIETLY IN THE CORNER AT THE END OF THE ROAD you might consider this to be insignificant in its presence but it really does pack a punch! Inside it opens out to be a super three bedroomed, three storey end of terrace home with a HUGE yard to the rear/side which offers bags of scope to extend into - you could make a much larger lounge or kitchen. The attic room has been newly converted and right through the house it offers lovely accommodation, all in excellent condition and perfect for a single person, couple or small family.

Come and have a look - you'll definitely be impressed!

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

THINGS YOU NEED TO KNOW

Gas central heating and double glazing.

ENTRANCE

The property is accessed via a uPVC door which leads into:

ENTRANCE LOBBY

With stairs to the first floor and door leading into:

LIVING ROOM

23'9" x 11'8" (7.26 x 3.56)



An unusually shaped room with a window to the rear and useful under-stairs cupboard, television point and door leading into:

KITCHEN



Fitted with a range of base and wall units in white with contrasting worktop over and modern white brick effect tiled splash-back. Includes integrated electric oven with 4-ring hob over and stainless steel sink, tiled floor, under-counter lighting. Door leading into:

BATHROOM



Fitted with stylish freestanding bath with attractive splash-back behind, pedestal wash basin with chrome mixer tap and low level WC.

FIRST FLOOR LANDING

With stairs to the second floor.

BEDROOM ONE



Double room to the front.

BEDROOM TWO



Double room to the rear.

SHOWER ROOM



Fitted with shower, wash basin and WC.

ATTIC ROOM

17'7" x 12'0" (5.38 x 3.66)



Double room.

YARD



There is a much larger than expected yard to the rear with a gate to the rear alley.

DIRECTIONS

From Finkle Street, Workington Town Centre, turn left onto Vulcans Lane. At traffic signals turn left onto Oxford Street. At roundabout take 2nd exit onto John Street. Turn right onto Garfield Street.

COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) 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 are proud to partner with The Right Advice Cumbria (Gary Pollard), a team of local expert advisers with years of experience in the financial services industry. Whether you are purchasing your first home, moving to a new home, re-mortgaging, or investing in property, our dedicated team is here to guide you to the perfect solution tailored to your needs.

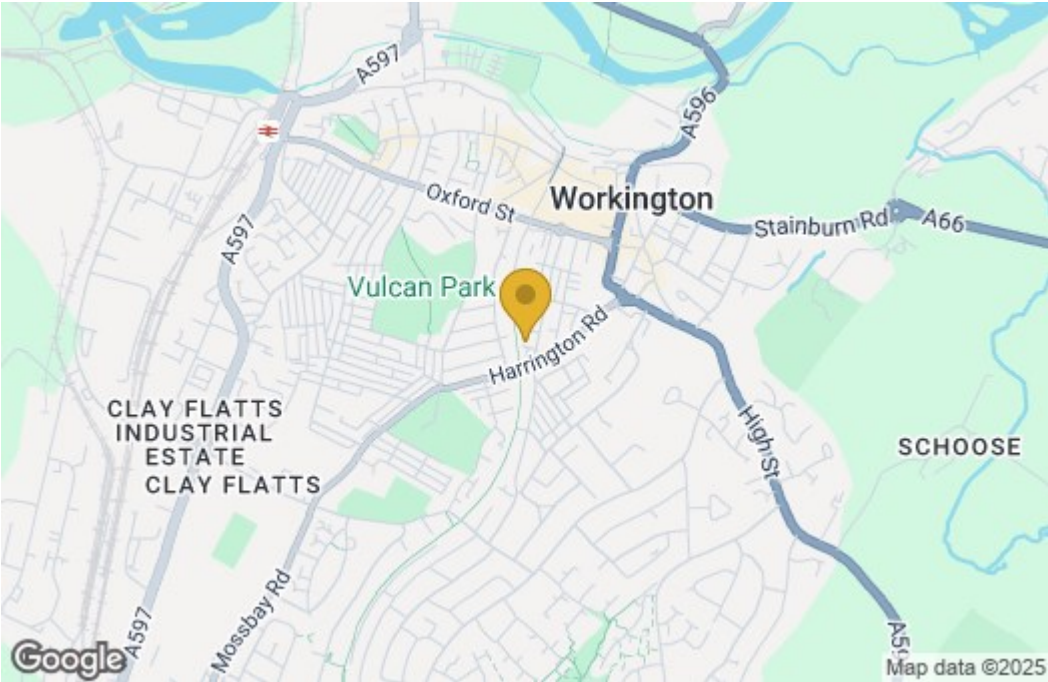
By working with us, you will benefit from access to multiple lenders, competitive rates, and a dedicated service aimed at saving you time, effort, and money. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. You may be charged a fee for mortgage advice. The precise amount will depend on your circumstances, but we estimate it will be £495.

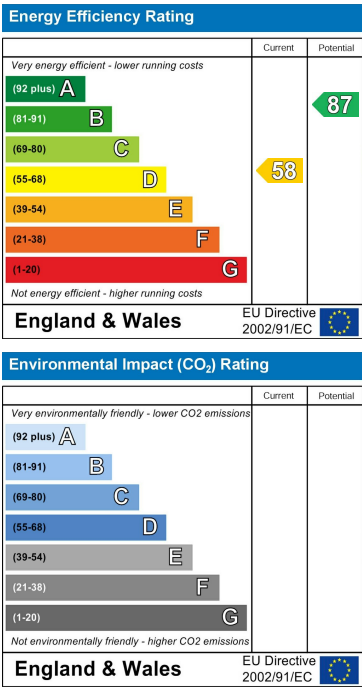
Floor Plan



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