

259 Harrington Road, Workington, CA14 3XD

£78,000

Located on Harrington Road in the popular town of Workington, this fully renovated mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. With two well-proportioned bedrooms and a comfortable reception room, this property offers a welcoming space.

The modern bathroom has been thoughtfully designed, ensuring both style and functionality have been considered. This property is one of the most affordable in today's market and represents a fantastic chance to secure your foot on the property ladder.

For those considering rental opportunities, this property stands out as a great investment. Its proximity to the town centre means that residents will enjoy easy access to local amenities, shops, and transport links, making it an attractive option for potential tenants.

Call us today to arrange a viewing on 01900 829977.

THINGS YOU NEED TO KNOW

The property benefits from Gas central heating, Double glazing, mains electric, water and drainage. This property has been fully renovated by the current owners.

ENTRANCE



Is via UPVC front door into hallway doors leading to:

LOUNGE

6'0" x 10'0" (1.84 x 3.06)



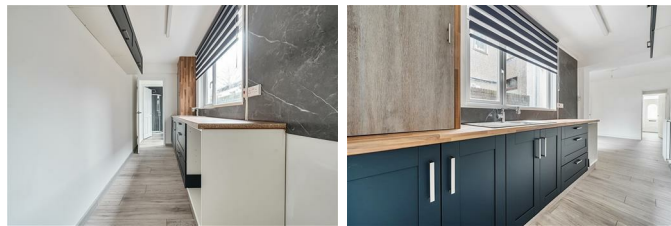
Front aspect double glazed window, radiator, gas fire (not working) within brick surround.

KITCHEN DINER



KITCHEN AREA

13'11" x 5'1" (4.26 x 1.57)



Range of navy wall and base units with complementary work surfaces. Inset chrome sink and drainer unit, plumbing for washing machine, side aspect double glazed window.

DINING AREA

9'1" x 11'5" (2.79 x 3.48)



Rear aspect double glazed window, Radiator, gas fire (not working) within brick surround and under stair storage cupboard.

BATHROOM

6'8" x 5'3" (2.05 x 1.61)



Three piece suite comprising of walk in shower with UPVC wall paneling, WC and sink, heated towel rail, side aspect frosted window and radiator.

STAIRS TO 1ST FLOOR

BEDROOM 1

9'6" x 10'8" (2.90 x 3.27)



Front aspect double glazed window, double in size, radiator built in. Storage cupboard with shelving.

BEDROOM 2

11'6" x 10'8" (3.53 x 3.27)



Rear aspect, double glazed window, double in size radiator.

EXTERNALLY



Yard to the rear of the property parking is by way of on street at the front of the property.

DIRECTIONS

In Workington follow Guard Street passing the Royal George pub, at roundabout take the first exit. Follow Harrington Road taking the first exit at the next roundabout, continue along the road where the property can be found on the left hand side opposite the TA Centre.

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 01946 693931.

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 REGULA

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.

*Please note these details have yet to be approved by the vendors.

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.

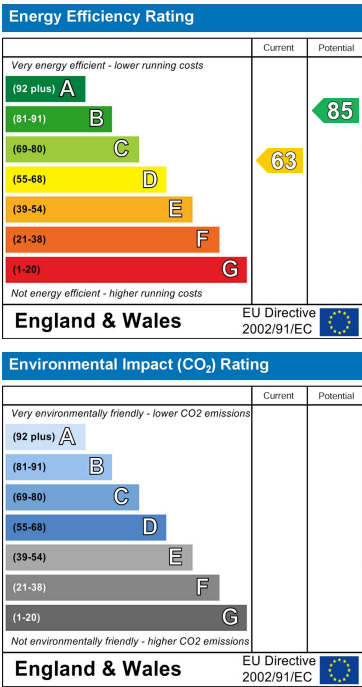
Floor Plan



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