



26 Gladstone Street, Workington, CA14 2XH

£89,000

Situated in Gladstone Street this delightful two-bedroom end of terrace house presents an excellent opportunity for both first-time buyers and small families. The property boasts a well-fitted and maintained interior, ensuring a welcoming atmosphere from the moment you step inside.

The ground floor features a spacious reception room, perfect for relaxing or entertaining guests. The layout is both practical and inviting, making it easy to envision your own personal touches throughout the space. The two bedrooms are generously sized, providing ample room for rest and relaxation, while the bathroom is conveniently located to serve the needs of the household. One of the standout features of this property is its prime location. Being handy for the town centre means that you will have easy access to a variety of local amenities, including shops, cafes, and public transport links, making daily life both convenient and enjoyable.

This end terrace house is not only a lovely home but also a fantastic investment opportunity in a sought-after area. With its combination of comfort, practicality, and accessibility, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming house your new home.

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

THINGS YOU NEED TO KNOW

Gas central heating (brand new boiler at 2023);
Double glazing.

ENTRANCE

The property is accessed via a uPVC door with coloured frosted glazing panels, and that leads into:

LOUNGE

13'4" x 10'5" (4.07 x 3.20)



With window to the front, television and telephone points, electric fire on cream hearth with matching surround and dark stained mantelpiece over. Opening into:

INNER LOBBY

With stairs to the first floor and door into:

KITCHEN/DINING ROOM

17'8" maximum x 13'5" (5.39 maximum x 4.11)



Fitted with a range of base and wall units in beech effect with chrome handles and black laminate worktop over with cream ceramic tiled splash-back. Includes electric oven with 4-ring electric hob over and stainless steel extractor fan, small breakfast bar area, plumbing for washing machine, space for fridge/freezer. Stainless steel sink with mixer tap. Window onto the yard and ample space for a dining table. Under-stairs cupboard.

REAR LOBBY

With door to the yard and door leading to the second side of the property. Door leading into:

BATHROOM



With white pedestal wash basin with ceramic tiled splash-back, low level WC and bath with wall mounted shower over. Extractor fan, spotlighting, frosted window to the rear.

FIRST FLOOR LANDING

With stairs to second floor and doors to bedrooms 1 and 2.

BEDROOM ONE

13'0" x 10'0" (3.98 x 3.06)



Double bedroom to the rear with a view over the rooftops to the church in the distance and cupboard housing boiler and television point.

BEDROOM TWO

13'6" x 7'5" (4.13 x 2.28)



A spacious single room to the front with television point. Door leading into:

EN SUITE

5'10" x 5'2" (1.78 x 1.59)

With small wall mounted wash basin with ceramic tiled splash-back, low level WC and shower cubicle with shower and attachments over and sliding door; extractor fan.

SECOND FLOOR

The open staircase leads directly into:

ATTIC ROOM

15'8" x 15'2" (4.78 x 4.63)



With two Velux roof lights, exposed beams, four cupboards and telephone and television points. It would make a good office/study/playroom etc.

EXTERNALLY



Small enclosed yard to the rear.

DIRECTIONS



From Workington Town Centre, on Finkle Street, turn left onto Vulcans Lane. At traffic signals turn right onto Oxford Street. Take the 4th left onto Senhouse Street. Turn right onto Gladstone Street and the property is on the right hand side.

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 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.

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.

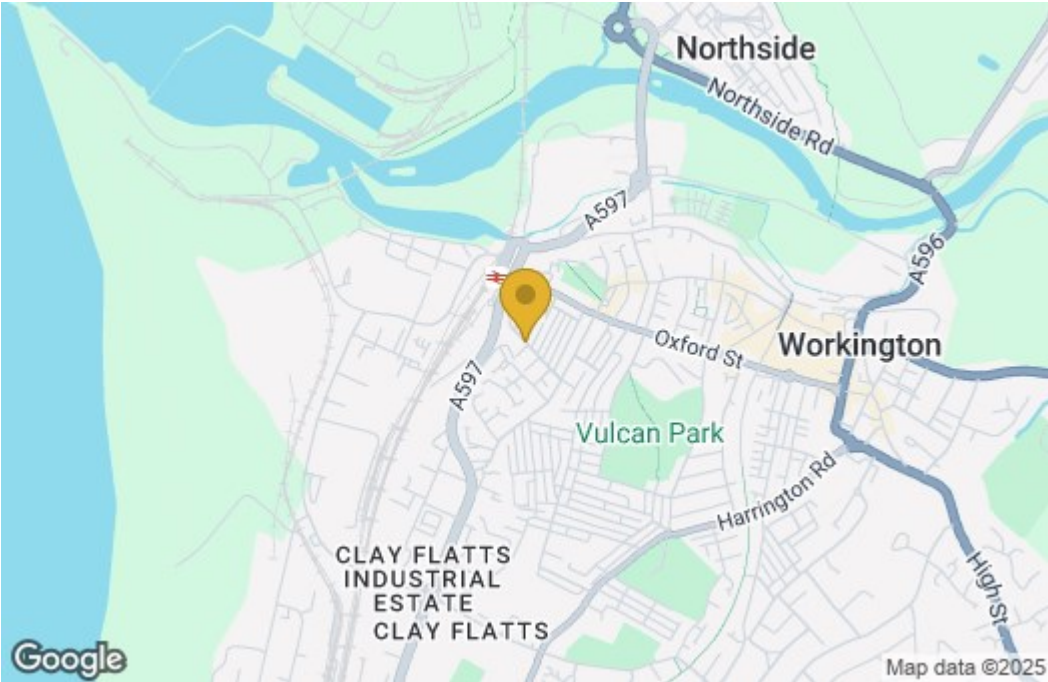
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

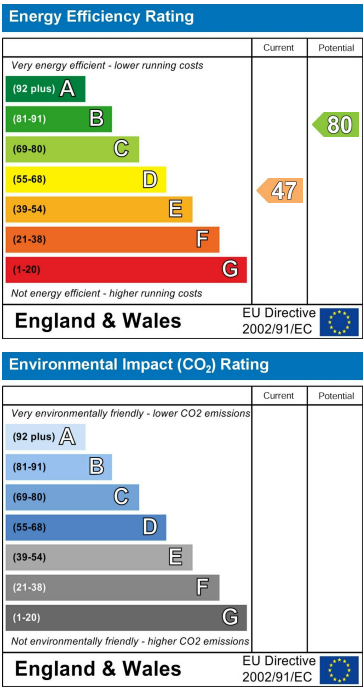
Floor Plan



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.