



13 Stoneycroft, Workington, CA14 1UY

£155,000

13 Stoneycroft, Great Clifton, Workington, presents an excellent opportunity for families and first-time buyers alike. Set on a generous corner plot, the property boasts a spacious layout that is both practical and inviting.

The open plan lounge diner is perfect for relaxing or entertaining guests. The home also features three comfortable bedrooms, cloakroom, neutral kitchen and bathroom and plenty of built in storage space.

The property also benefits from off-road parking, ensuring that you will never have to worry about finding a space. Additionally, a garage offers further storage options or the potential for a workshop.

This semi-detached house is ideally situated in a friendly neighbourhood, close to local schools, making it a wonderful place to call home. With its combination of space, functionality, and potential, this property is not to be missed, call us today on 01900 829977 to take a look around.

ENTRANCE

Is via grey uPVC front door leading into:

HALLWAY

Stairs leading to first floor, radiator, 2 storage cupboards, side aspect double glazed window. Door leading to:

LOUNGE/DINER

24'0" x 12'0" (7.33 x 3.67)



Front aspect double glazed window, grey laminate flooring, radiator, fitted wall shelving. Patio doors leading to rear external.

KITCHEN

16'2" x 9'5" (4.93 x 2.89)



With a range of cream wooden wall and base units with complementary work surfaces. Integrated electric oven and grill with induction hob and chrome extractor fan above. Rear aspect double glazed window, radiator, uPVC ceiling panelling.

DOWNSTAIRS WC / UTILITY

5'10" x 2'9" (1.80 x 0.84)



W.C with wash basin fitted to back, frosted double glazed window. Plumbing for washing machine, uPVC ceiling panelling, grey composite glazed door to external of the property.

FIRST FLOOR LANDING

Side aspect double glazed window, loft hatch (ladder fitted, boarded and insulated).

BEDROOM ONE

13'1" x 11'9" (4.00 x 3.59)



Front aspect double glazed window, radiator, double in size, decorative fireplace.

BEDROOM TWO

12'0" x 10'5" (3.67 x 3.20)



Rear aspect double glazed window, radiator, double in size, airing cupboard storage space housing wall mounted combi boiler.

BEDROOM THREE

8'3" x 7'9" (2.52 x 2.38)



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

BATHROOM



Three piece suite comprising of Whirlpool bath, WC and washbasin. Neutral wall and floor tiling, uPVC ceiling panelling, side aspect frosted double glazed window, shaving points.

FRONT EXTERNAL



Gated pathway leading to front door, alongside grassed lawn area on large corner plot. Patio seating area.

GARAGE



Detached garage with up-and-over manual front door.

REAR EXTERNAL



Gravelled driveway parking for two vehicles.

DIRECTIONS

.At the Bridgefoot Roundabout (Junction A595/A66) take the turning signposted Great Clifton (Main Road) and continue for 0.8 miles before turning right onto Middlegate, and then next right onto The Gavels. After a short while The Gavels bears left and becomes Stoneycroft. No 13 can be found on the left bearing 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 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.

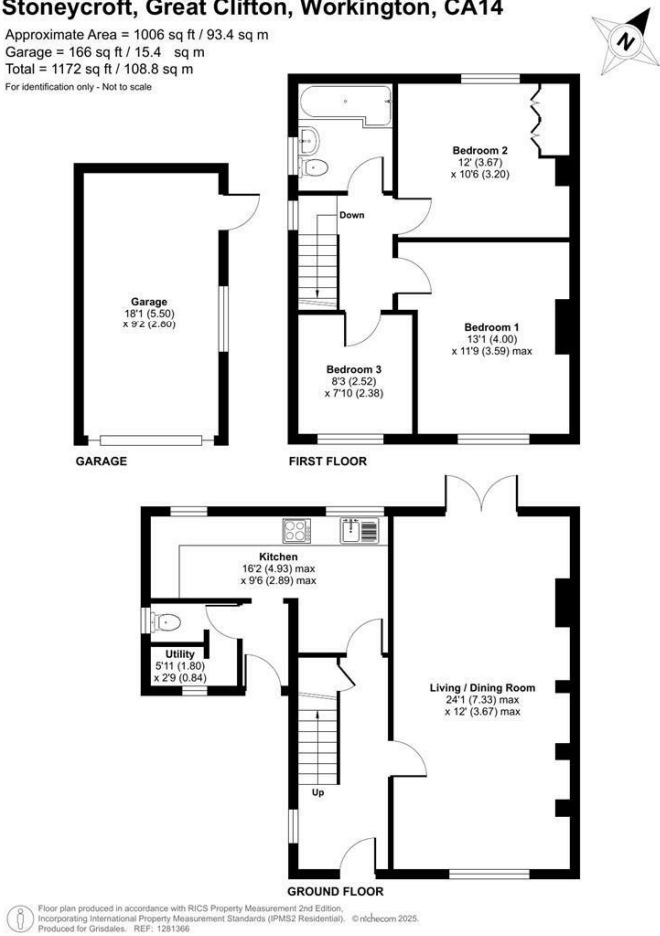
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

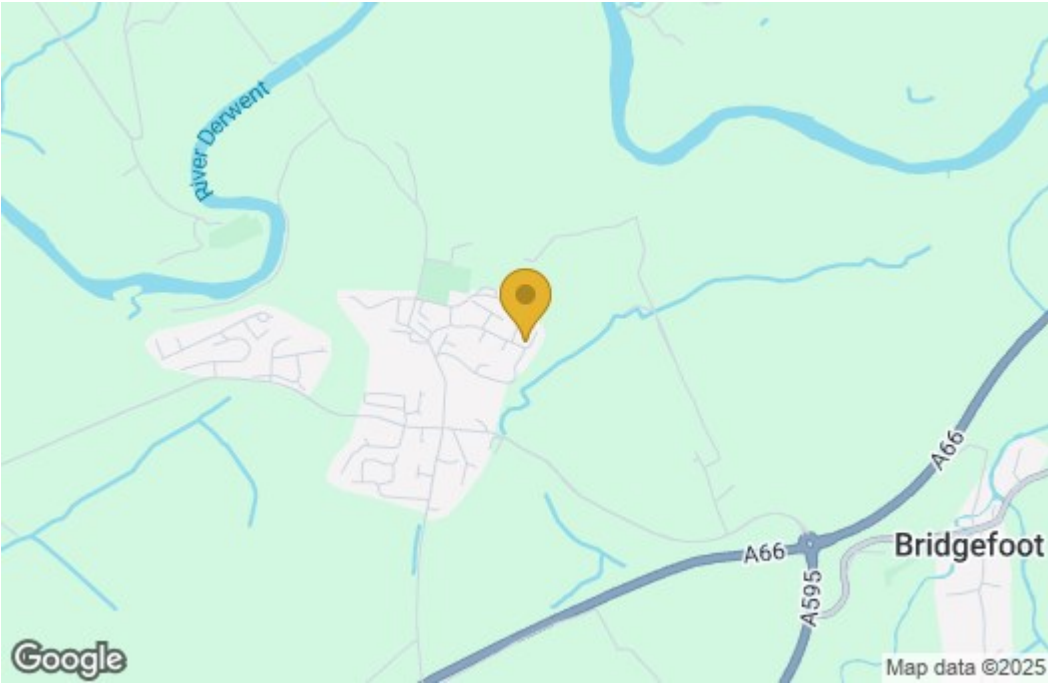
Floor Plan

Stoneycroft, Great Clifton, Workington, CA14

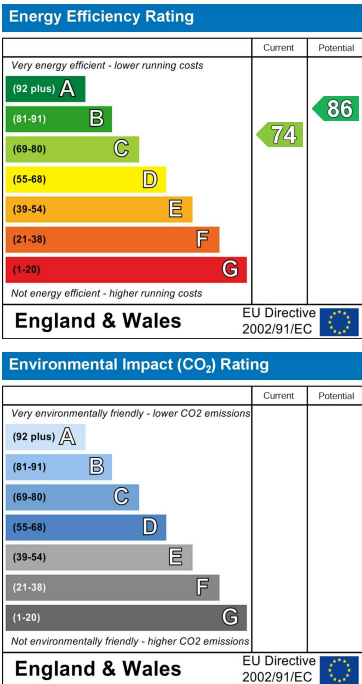
Approximate Area = 1006 sq ft / 93.4 sq m
Garage = 166 sq ft / 15.4 sq m
Total = 1172 sq ft / 108.8 sq m
For identification only - Not to scale



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.