



GRISDALES

PROPERTY SERVICES



10 Ellerbeck Lane, Workington, CA14 4HE

£229,995

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

Don't miss the opportunity to make this delightful bungalow your new home — properties in this popular area rarely stay on the market for long!

Ellerbeck Lane is one of Workington's most sought-after residential areas, and this charming bungalow is sure to attract plenty of interest.

The property boasts a well-planned layout, featuring two generously sized double bedrooms designed for comfort and relaxation. With three versatile reception rooms, the home can easily adapt to your lifestyle — whether entertaining guests, working from home, or enjoying quiet evenings with family.

Outside, the bungalow benefits from low-maintenance gardens, offering a peaceful space to unwind without the burden of heavy upkeep. Driveway parking for two vehicles provides both convenience and security.

Number 10 enjoys an ideal location close to local amenities, schools, and transport links, making it a perfect choice for families and those seeking a welcoming community.

Helping you find your perfect new home...

www.grisdales.co.uk

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

THINGS YOU NEED TO KNOW

The property benefits from Gas central heating, Double glazing, Mains water and Drainage.

ENTRANCE

Is via a uPVC part glazed door leading into:

VESTIBULE

UPVC part glazed door leading into:

HALLWAY

Radiator, built-in storage cupboards, doors leading to:

LOUNGE

19'2" x 39'8" (5.86 x 12.11)

Front aspect double glazed bay window, radiator, gas fire within decorative surround, glazed sliding doors leading to:

DINING ROOM

10'0" x 8'11" (3.06 x 2.72)

Side and rear aspect double glazed windows, radiator, door leading to:

KITCHEN

10'1" x 9'10" (3.09 x 3.02)

With a range of wooden wall and base units with complementary work surfaces. Inset porcelain sink and draining unit and plumbing for washing machine. Rear aspect double glazed window and part glazed uPVC door. Radiator, wall and floor tiling, door leading to:

SUNROOM

10'6" x 9'3" (3.21 x 2.84)

Double glazed windows; uPVC part glazed door leading to rear external. Storage space, boiler.

BEDROOM 1

14'3" x 12'11" (4.35 x 3.94)

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

BEDROOM 2

12'11" x 10'5" (3.94 x 3.18)

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

BATHROOM

Three piece suite comprising of double walk-in shower, W.C and wash basin. Storage cupboard housing the water tank, loft hatch, floor and wall tiling. Side aspect frosted double glazed window and uPVC wall panelling.

FRONT EXTERNAL

Driveway parking for two vehicles accompanied by grassed lawn, shillies and decorative shrubbery.

REAR EXTERNAL

Low maintenance patio area.

GARAGE

17'1" x 9'0" (5.21 x 2.75)

Single integral, up and over manual door.

DIRECTIONS

From Workington town centre head out of the town via High Street. Taking the right hand turn onto Ellerbeck Lane the property can be found half way up on the right hand side displaying 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 C.

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.

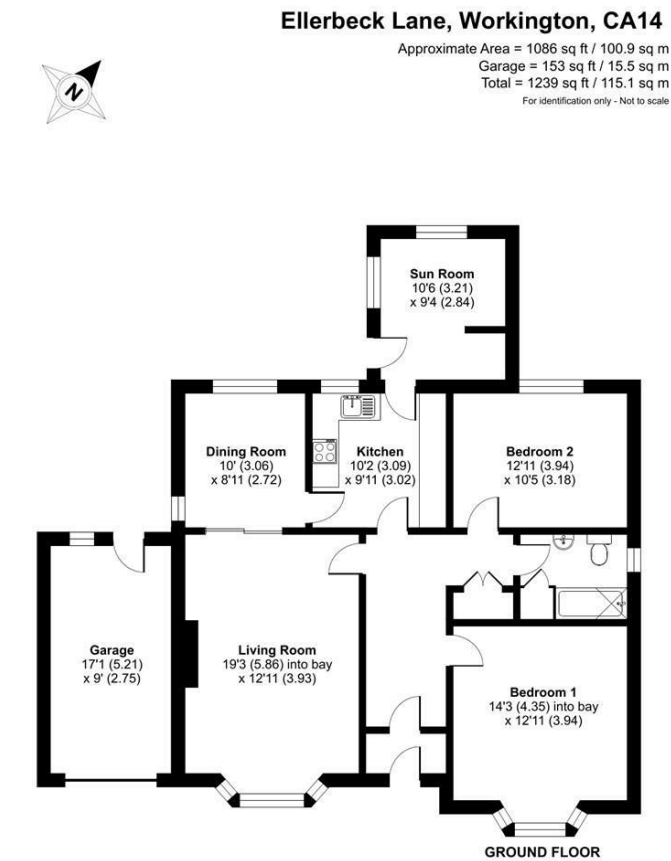
MORTGAGE ADVICE

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.

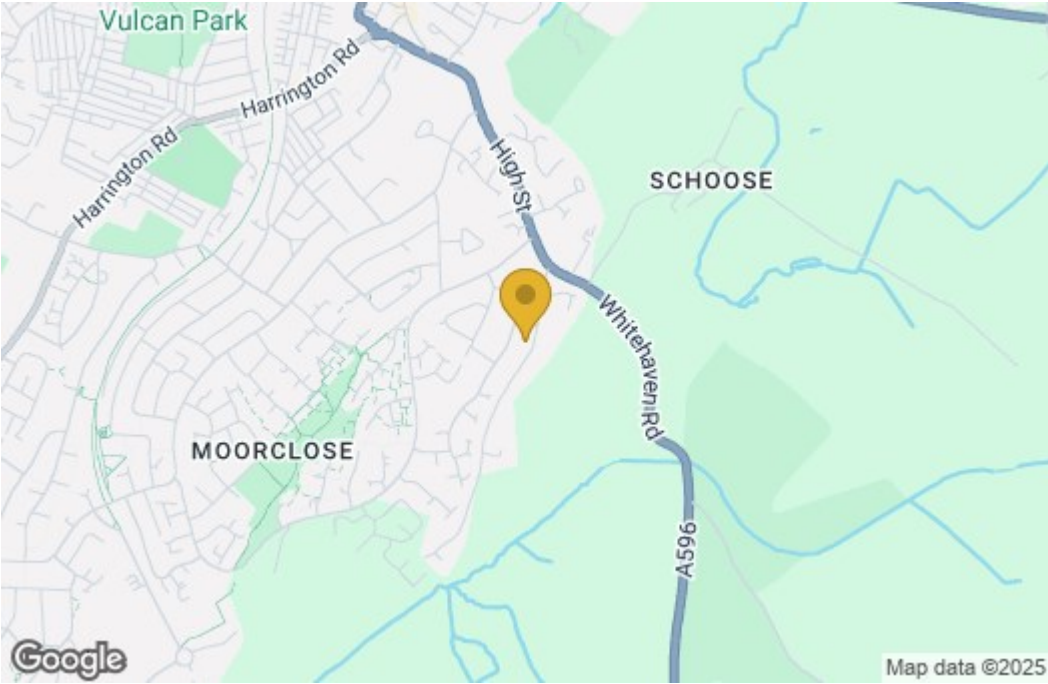
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

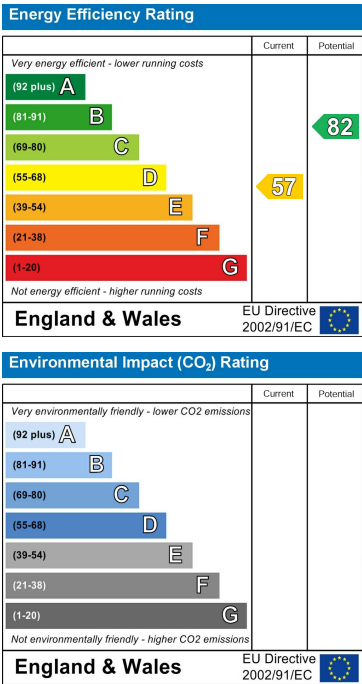


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Grisdales. REF: 1289825

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.