



## 4 Chapel Terrace, Workington, CA14 1XU

**£82,500**

Sitting in the charming village of Bridgefoot, this delightful end-terrace house presents a wonderful opportunity for those seeking a quaint yet convenient home. With two well-proportioned bedrooms and a comfortable reception room, this property is ideal for a first time buyer, downsizer or investor.

The property enjoys the benefits of a tranquil lifestyle while remaining conveniently close to the A66 with good access to the coast and Lake District, allowing for easy access to local amenities and transport links. Although the house requires some upgrading, it presents a fantastic opportunity for buyers to put their personal touch on the space and create their dream home.

This end-terrace house is not just a property; it is a canvas awaiting your vision. With its potential and prime location, it is an excellent choice for those looking to invest in a home that combines village charm with accessibility. Do not miss the chance to explore this promising residence in Bridgefoot.

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*



## THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

## ENTRANCE

11'11" x 8'11" ( 3.64 x 2.72 )

The property is accessed via a hardwood door with frosted glazing panel and that leads into:

## LOUNGE/DINING ROOM

22'2" x 12'0" (6.77 x 3.68)



A lovely open space with stairs to the first floor, windows to the front and rear. Wood burning stove set within brick alcove with tiled fireplace, ceiling mounted beam and wall lighting. Television point and door leading into:

## KITCHEN

7'1" x 5'10" (2.18 x 1.78 )



Fitted with a range of base and wall units in beech effect with laminate work top over and green ceramic tiled splash back. Includes: stainless steel sink with mixer taps, space for gas / electric cooker and window to the rear. Grey tiled floor and door to the rear.

## SUNROOM

6'7" x 5'5" (2.03 x 1.67)



Steps down leading to the sunroom with windows to two sides and hardwood door to the rear. Plastic roof. Plumbing for a washing machine.

## FIRST FLOOR LANDING

Stairs to the first floor landing with access into the loft.

## BEDROOM 1

11'11" x 8'11" (3.64 x 2.72)



Double room to the front. Cupboard with shelving, hanging space, and coving.

## BEDROOM 2

9'10" x 9'4" (maximum) (3.02 x 2.86 (maximum) )



Double room to the rear with coving.

## BATHROOM

7'1" x 5'10" (2.18 x 1.80)



Fitted with bath and electric shower over, wash basin and low-level WC and fitted around sanitary fittings with white ceramic tiles, white ladder style radiator, wood affect vinyl floor covering, frosted window to the rear, white wood effect clad ceiling, louvre fronted cupboard with shelving and wall mounted, Ideal logic gas boiler.

## LOFT

Accessed via a pull-down ladder from the landing. With Velux roof light, fully boarded providing excellent storage and power. Potential for conversion subject to consents.

## EXTERNALLY

There is no outside space.

## DIRECTIONS



From the A595/A66 roundabout turn into Bridgefoot, proceed down the hill and the property can be found on the right.

## 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 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.

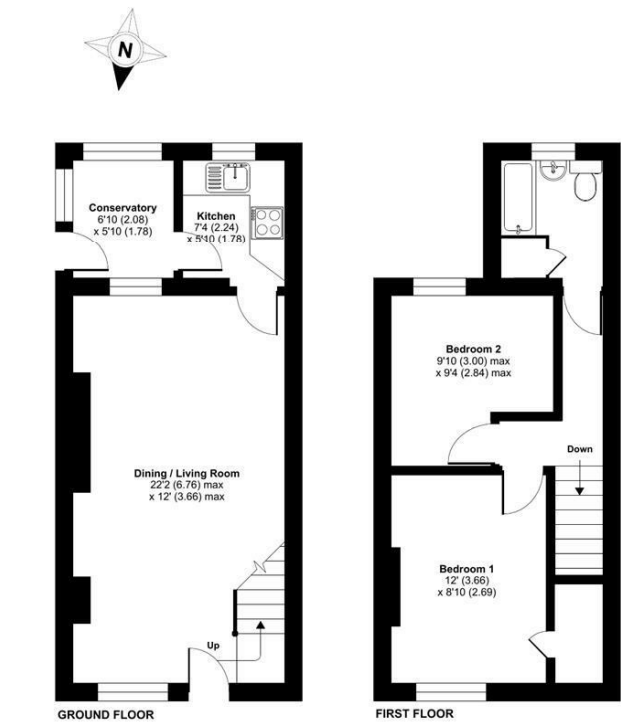
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

Chapel Terrace, Bridgefoot, Workington, CA14

Approximate Area = 675 sq ft / 62.7 sq m  
For identification only - Not to scale

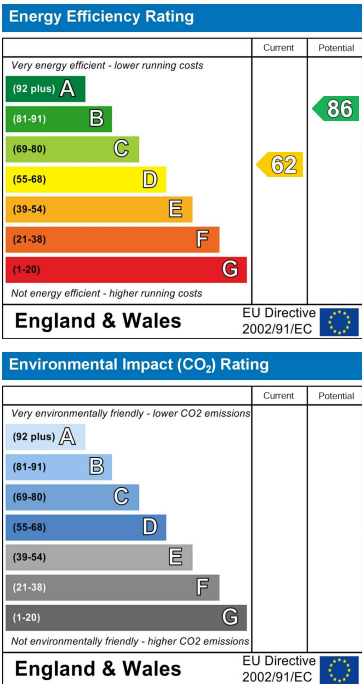


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Grisdales. REF: 1269115

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.