



3 Harcourt Street, Workington, CA14 2XL

£82,000

AN ABSOLUTE MUST-SEE- VIEWINGS ARE HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS HOME

This charming mid-terrace home perfectly combines comfort and convenience. Featuring two generously sized bedrooms, it is an ideal choice for couples or individuals seeking a cosy yet practical home.

The property welcomes you into a spacious reception room that flows seamlessly into a generous kitchen, complete with ample workspace and a handy utility area. One of the home's standout features is its prime location. Just a short stroll from the town centre, residents can enjoy easy access to shops, cafes, and a variety of local amenities.

Excellent transport links are also nearby, making commuting straightforward and convenient.

Call us today on 01900 829977 to take a look around.

ENTRANCE

Is via a upvc front door, leading straight into:

LOUNGE

13'1" x 10'2" (4.01 x 3.11)



Front aspect double glazed window, radiator, electric fire, wall mounted thermostat, storage cupboard. Door leading to:

KITCHEN

13'1" x 10'2" (4.01 x 3.11)



With a range of white wall and base units with complementary work surfaces. Inset sink and draining unit. Integrated electric oven and electric hob with extractor fan above. White wall tiling, rear aspect double glazed window, door leading to:

UTILITY

7'10" x 5'8" (2.41 x 1.74)



Tiled flooring, Work bench, radiator, heating system (solar panels on front roof also part of this system, no income received from them.) Upvc part glazed door leading to rear external.

STAIRS TO FIRST FLOOR

BEDROOM 1

13'1" x 10'2" (4.00 x 3.12)



Front aspect double glazed window, radiator, double in size. Built in storage cupboard.

BEDROOM 2

10'3" x 6'9" (3.13 x 2.08)



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

BATHROOM

6'11" x 5'8" (2.11 x 1.74)



Three piece suite comprising of bath, W.C and wash basin.

EXTERNALLY



Parking is by way of on street. Yard to the rear.

DIRECTIONS

In Workington, turn left onto Washington St/A596, then turn right onto Jane St/B5297 and continue to follow the B5297. At

the roundabout, take the 3rd exit onto Oxford St/B5297 and continue to follow the B5297. Turn left onto Milburn St, then right onto Fletcher St and then turn left onto Harcourt St, where the property is located immediately on the left.

W3W: ///email.deflection.toys

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 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

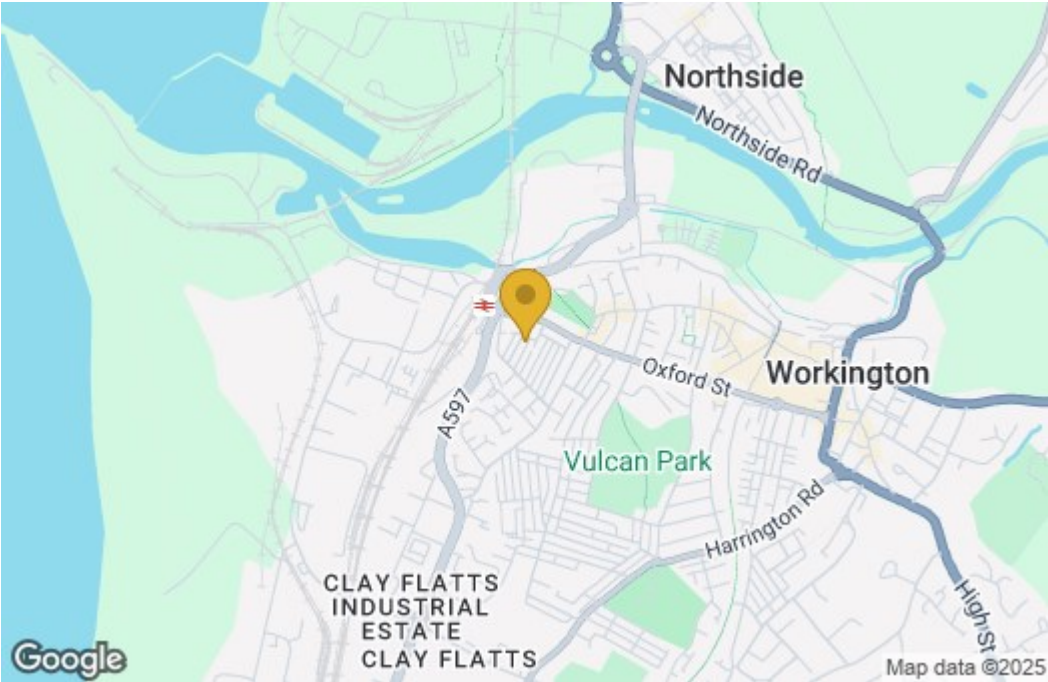
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

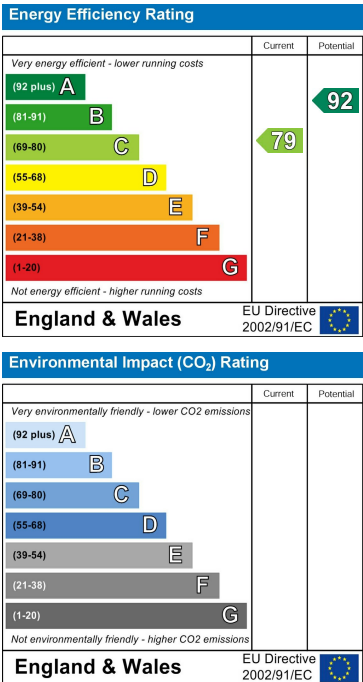
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

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.