



# GRISDALES

PROPERTY SERVICES



## 9 River View, Workington, CA14 1SR

**£510,000**

IN OUR OPINION..... this is utterly fabulous!

Discreetly positioned in a fabulous spot is this outstanding four bedroomed detached bungalow.

Built in the 1980's to a first class specification it's been exceptionally well maintained although there are many opportunities to put your stamp on it and adapt it to modern day living. The space is tremendous and includes a particularly large lounge, conservatory and dining room, a well appointed kitchen, four double bedrooms (one with an en-suite) and a family bathroom as well as practical loft space, perfect for conversion (subject to planning). Added to all this is a huge double garage and large store room all of which is surrounded by beautifully manicured gardens with large lawns and an abundance of trees, shrubs and flower borders.

A shared access road from the prestigious River View development leads to a large tarmac drive and steps or a path lead to the front door - perfect for anyone with mobility issues.

The location is second to none on many levels! It's convenient to the A66 which gives easy access into Workington for shops, schools and other facilities as well as to Cockermouth and the Lake District to the east.

The property itself is just about secluded - who knew it was there! and the outlook from the front windows is over the gardens to trees in the distance.

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

Helping you find your perfect new home...

[www.grisdales.co.uk](http://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

Gas central heating and double glazing;  
Dark stained internal doors with brass ironmongery.

## ENTRANCE

The property is accessed via a hardwood door with frosted glazing panel and a coloured frosted glazing panel to the side, and that leads into:

## ENTRANCE HALLWAY

A lovely spacious entrance hallway with coving, inset niche, burglar alarm control panel and double cupboard with shelf and hanging rail. Leads into:

## FURTHER INNER HALLWAY

Which gives access to the bedrooms and additional cupboard with cylinder tank and slatted shelving. Access into the loft and spotlighting.

## CLOAKROOM

6'8" x 3'3" (2.04 x 1.01)

With low level WC, wash basin with tiled splashback and bathroom accessories, frosted window to the rear and coving.

## LOUNGE

24'6" x 13'10" (7.47 x 4.24)



A beautiful imposing room with windows to the side and rear and double doors to the conservatory. Gas fire on marble hearth with matching surround and white marble mantelpiece over, coving, two ceiling roses and matching wall lights. Double doors with glazing panels lead into:

## DINING ROOM

10'11" x 10'8" (3.33 x 3.27)



With coving, ceiling rose, large window overlooking the front. Door into kitchen.

## CONSERVATORY

12'4" x 11'3" (3.77 x 3.45)



With windows to three sides and double doors leading onto the patio. Tiled floor, fan and dark stained skirting boards.

## KITCHEN

12'9" x 10'9" (3.91 x 3.29)



Fitted with a range of base and wall units in cream with natural wood knobs and wood effect laminate worktop over with matching upstand and cream tiles. Fitted with centre aisle unit with worktop and includes a range of drawers and

curved units and breakfast bar area. The kitchen itself is fitted with Bosch electric oven with Bosch microwave above, 4-ring gas hob, stainless steel splashback and extractor fan, 1.5 bowl Franke composite sink unit with mixer tap and integrated fridge and integrated dishwasher. Tile effect floor, door to the dining room, spotlighting and dark stained skirting boards.

## UTILITY ROOM

10'5" x 5'6" (3.2 x 1.7)



Fitted with a range of base units with 1.5 bowl ceramic sink with mixer tap, plumbing for appliances, tile effect flooring and door to the rear.

## BEDROOM ONE

13'7" x 12'9" (4.15 x 3.90)



Spacious double bedroom with coving, spotlighting, dark stained skirting boards and large window overlooking the front. Gives access into:

## EN SUITE

8'2" x 3'10" (2.51 x 1.19)



Fitted with shower in cubicle with smoked glass screen in chrome frame and electric shower. Wash basin and WC in a champagne colour and wash basin set within unit with laminate worktop over and matching unit above including cupboards, light and large mirror. White ladder style radiator, fully fitted throughout with cream ceramic tiles and cream ceramic tiled floor, spotlighting.

## BERDROOM TWO

13'7" x 11'10" (4.15 x 3.62)



Double room with a window overlooking the front, coving, spotlighting, dark stained skirting boards. Built-in full height wardrobes with mirror fronted sliding doors and incorporating shelving, drawers and hanging space.

## BEDROOM THREE

11'10" x 10'5" (3.62 x 3.19)



Double room with a window overlooking the rear, coving, spotlighting, dark stained skirting boards. Built-in full height wardrobes with mirror fronted sliding doors and incorporating shelving, drawers and hanging space.

## BEDROOM FOUR

12'9" x 10'5" (3.91 x 3.19)



A double room to the rear with coving, spotlights, dark stained skirting boards.

## FAMILY BATHROOM

10'4" x 8'9" (3.16 x 2.69)



Fitted shower cubicle with cream base and white waterproof panelling with gold coloured shower and attachments with

frosted glass door in gold coloured frame with spotlight and fan above. Bath set within tiled area with gold taps and handrails, matching bidet, WC and pedestal wash basin. With a good range of gold and black bathroom accessories, including shelving, mirror, lighting, etc. Fully fitted throughout the bathroom with black cream and gold ceramic tiles. Frosted window to the rear, coving and spotlights.

## LOFT

With pull down ladder and giving ample space for conversion, subject to planning.

## OUTLOOK



From the front of the property is a fabulous outlook over trees to the countryside in the distance.

## ACCESS



The property is accessed via a tarmacked drive shared with one other property. This leads to the private drive of 9 River View which gives ample parking and turning space and access into the double garage. There are concrete steps with brick surrounds and black handrail which lead up to the front door or alternatively a concrete slope leads to the front door.

## FRONT GARDEN



At the front of the property there is a beautifully manicured lawn with a fabulous assortment of mature trees and shrubs etc. The house stands in an extensive plot all of which has been very well maintained. A path leads to the side with access to the rear.

## REAR GARDEN



To the rear of the property is a large paved area flanked with brick walls and with a lawn beyond with further patio with shed. Steps with black handle rail leads down to beyond the back of the property with hard standing by the rear door a further garden. All well surrounded by shrub and floral borders giving an enormous amount of privacy.

## GARAGE

24'8" x 24'6" (7.54 x 7.49)



There are two single garage doors which lead into a particularly large double garage with painted concrete floors and breezeblock walls, strip lighting and fitted with a range of shelving etc. Pedestrian door to the rear garden and wall mounted gas boiler.

## STORE ROOM

12'3" x 10'0" (3.74 x 3.05)

From the garage a door leads into a further store room with painted concrete floors, breezeblock walls and shelving.

## DIRECTIONS

On A66 for Keswick/Cockermouth, at roundabout take 1st exit

for Stainburn. Turn left onto River View. At the cul-de-sac at the end turn right into the private drive and the property can be found on the left.

## COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) that this property is placed in Tax Band E.

## 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 Grisdals 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.

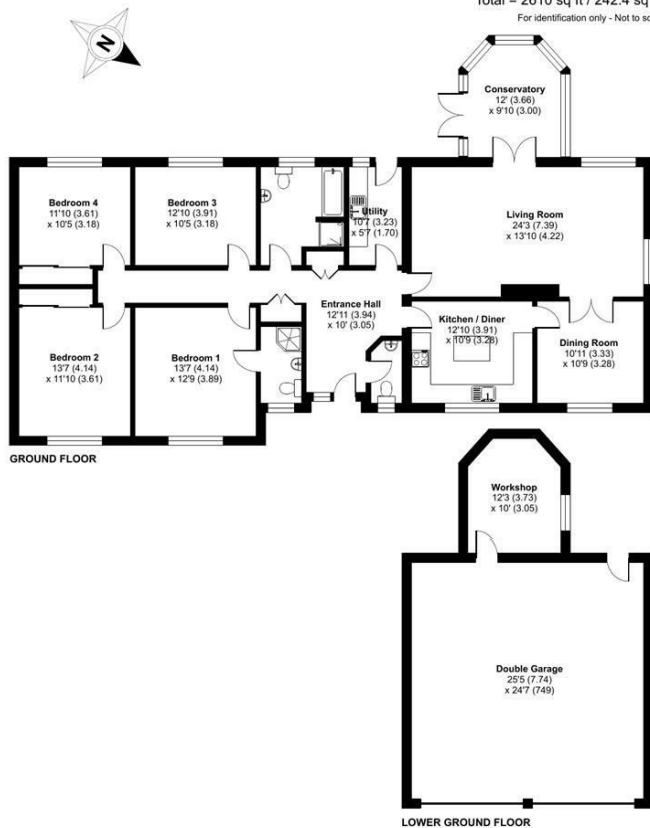
# 9 River View, Workington, CA14 1SR

## Floor Plan

### River View, Stainburn, Workington, CA14

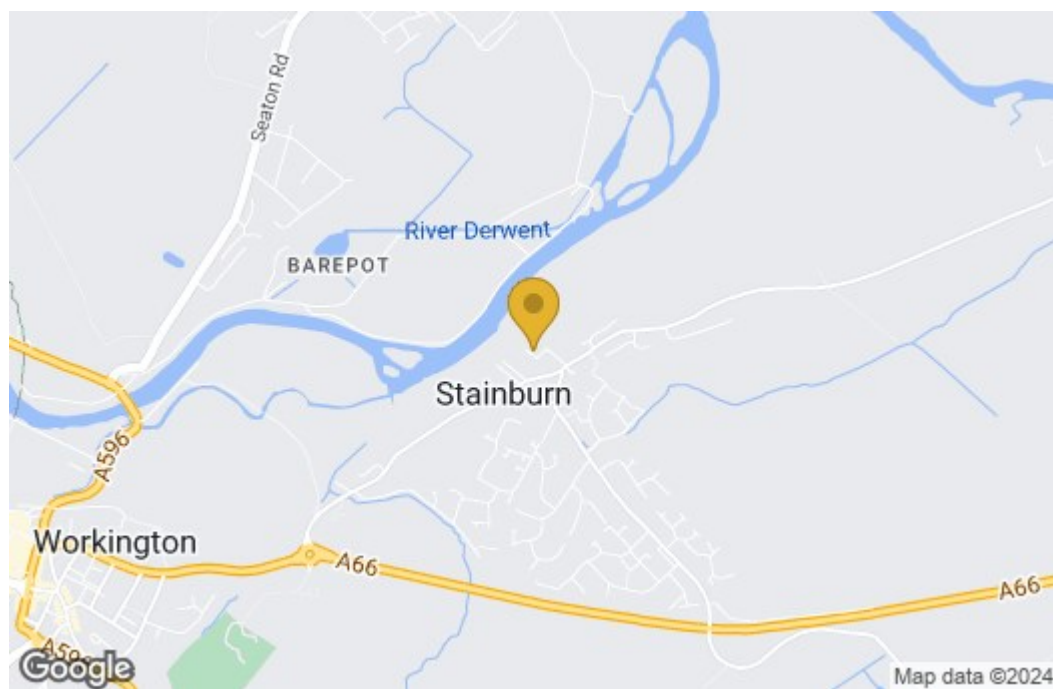
Approximate Area = 1869 sq ft / 173.6 sq m  
 Garage = 741 sq ft / 68.8 sq m  
 Total = 2610 sq ft / 242.4 sq m

For identification only - Not to scale

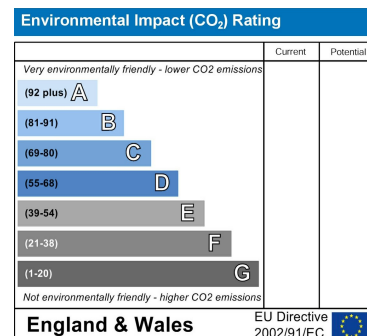
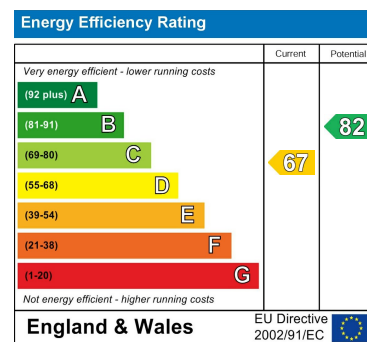


**RICS** Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Grisdales. REF: 1145527

## Area Map



## Energy Efficiency Graph



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