

**58 Hartington Street, Workington, CA14 2NY**

**£65,000**

\*\*\*ONLINE VIEWING AVAILABLE\*\*\*

A generously proportioned mid terrace house on a popular street close to Workington town centre. Offering two reception rooms and kitchen to the ground floor with large first floor bathroom and two double bedrooms. The property benefits from gas central heating and double glazing. There is a private enclosed rear yard. With some TLC, this could be the ideal investment. To arrange a viewing please call 01946 693931.

## THINGS YOU NEED TO KNOW

The property benefits from Gas central heating, double glazing, mains water and drainage.

## HALLWAY

UPVC front door into hallway with access to a large under-stairs storage cupboard and doors leading to;

## RECEPTION ONE

12'2" x 9'3" (3.72 x 2.83)



Double glazed window to the front.

## RECEPTION TWO

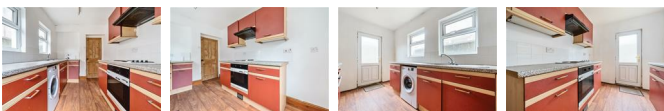
12'1" x 11'7" (3.69 x 3.55)



Double glazed window to the rear, feature chimney breast, laminate flooring, door to stairs and door to;

## KITCHEN

11'6" x 7'4" (3.53 x 2.26)



A range of red wall and base units, integrated electric oven and hob with extractor over. Stainless steel sink, space and plumbing for washing machine, two double glazed windows to rear, PVC-U door to yard.

## FIRST FLOOR LANDING

## BEDROOM ONE

12'11" x 12'3" (3.95 x 3.74)



Double bedroom to the front with double glazed window, radiator, built in storage cupboard.

## BEDROOM TWO

12'2" x 9'5" (3.73 x 2.89)



Double bedroom to the rear with wood flooring, radiator.

## BATHROOM

12'5" x 7'5" (3.81 x 2.28)



Tiled flooring, double glazed window to the rear, white suite comprising WC, sink and corner bath & shower over, glass screen and wall mounted boiler.

## EXTERNALLY



There is a private enclosed yard to the rear. Parking is on street to the front of the property and will require a permit from the local Council.

## DIRECTIONS

Hartington Street runs parallel to Harrington Road and connects Gray Street to Vulcans Lane. Number 58 can be identified by a Grisdales FOR SALE board.

## **COUNCIL TAX**

Allerdale Borough Council (01900 702530) advise that this property is 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.

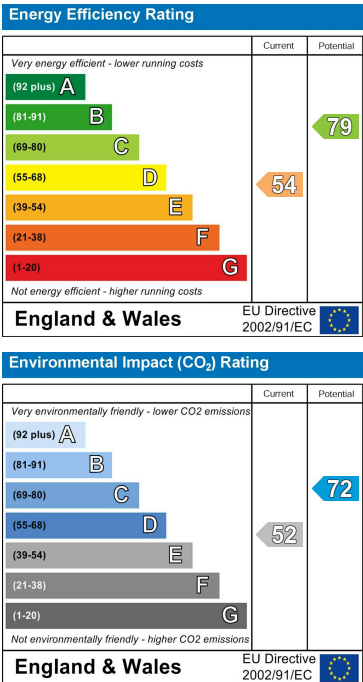
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.