



GRISDALES

PROPERTY SERVICES



37 Derwent Bank, Workington, CA14 1EG

£149,950

ONLINE VIEWING AVAILABLE

This super two bedroom semi - detached bungalow in the popular residential Village of Seaton has undergone recent renovations including new electric, energy efficient digital electric radiators with 24/7 programming which can be programmed manually, with preset programs or by WI- FI. To add to the improvements, a fully electronic controlled compact instantaneous water heater has been fitted, alongside a new electric shower and cubicle, perfectly optimising the bathroom space. If all that wasn't enough there is a fabulous bespoke, newly fitted kitchen oozing elegance in keeping with modern day style. To finalise the renovations, all internal doors and architraves are new and cavity wall insulation has been installed. For further information or to arrange a viewing please call 01946 693931.

Helping you find your perfect new home...

www.grisdales.co.uk

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T : 01946 693 931 | E : whitehaven@grisdales.co.uk

THINGS YOU NEED TO KNOW

This property benefits from mains electricity (re-wired approx. 4 years ago) water and drainage.

The roof was replaced approx. 9 years ago.

The loft is newly insulated. The cavity wall has a 10 year guarantee.

The property is offered chain free.

HALLWAY

Entrance via frosted glass panelled front door, laminate flooring, Wi - Fi electric heater and doors into to:

LOUNGE

12'8" x 13'3" (3.88m x 4.05m)



Window facing front garden, Wi - Fi electric heater, new carpet wall mounted electric fire.

KITCHEN

12'5" x 9'2" (3.8m x 2.8m)



BRAND NEW FITTED KITCHEN comprising of grey wooden wall and base units with complementary grey marble effect worktops, Beko electric oven and hob, with chrome splashback, green wall tiling, laminate flooring. rear aspect window, Wi - Fi electric heater, door to rear of the property.

BEDROOM ONE

11'0" x 10'1" (3.36m x 3.08m)



Double bedroom, Front aspect window, new carpet, Wi - Fi electric heater.

BEDROOM TWO

10'5" x 9'10" (3.2m x 3m)



Double bedroom, Rear aspect window, new carpet, Wi - Fi electric heater.

BATHROOM

5'6" x 6'5" (1.68m x 1.96m)



Three piece white suite comprising of W.C, basin and NEW electric shower., Wi - Fi electric heater.

EXTERNALLY



Generous corner plot with ample room to park a caravan / motor home with potential for extension subject to planning. There is a private garden with decorative shrubbery to front and side of the property.

GARAGE



Detached garage offering two off road driveway parking spaces, up and over door. The garage provides a separate storage area to the rear.

COUNCIL TAX

Cumberland Council advise that this property is in Tax Band B.

DIRECTIONS

The property is best approached from Main Road in Seaton, coming from Workington, take the first right onto Derwent Bank, follow the road round, 37 is in a cul-de-sac which is the third left turn.

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.

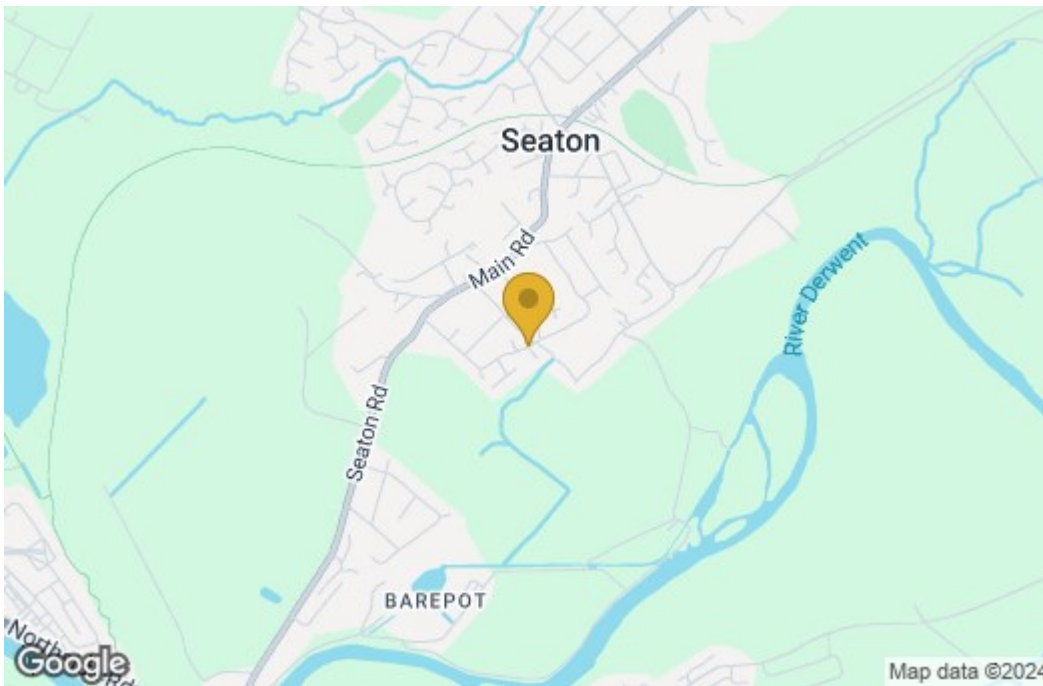
MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's

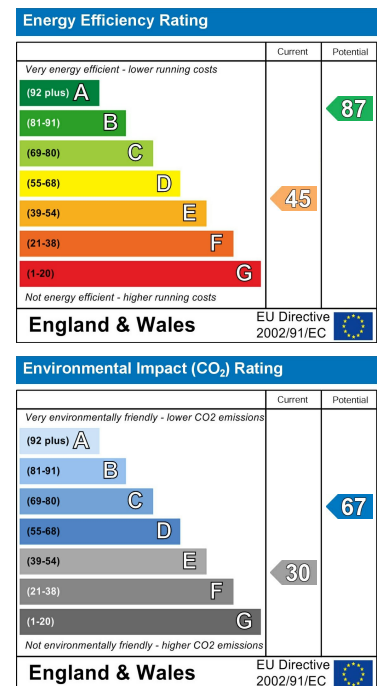
fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK. Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.