



GRISDALES

PROPERTY SERVICES



16 Curwen Street, Workington, CA14 4BD

£180,000

Step into this traditional semi-detached house on Curwen Street, Workington and you won't be disappointed! This property boasts a modern kitchen, ideal for sharing delicious meals with family and friends. With four spacious bedrooms, there's plenty of room for everyone to have their own space. The large family bathroom ensures convenience and comfort for all residents.

A further highlight of this property is the en suite bathroom, providing a touch of luxury and privacy for the master bedroom. Additionally, the garage offers ample space for parking or storage, adding to the convenience of this lovely home. Located in a desirable area, this property is ideal for those looking for a comfortable and stylish living space. Don't miss the opportunity to make this house your home sweet home in Workington, call us today on 01946 693931 to arrange a viewing.

Helping you find your perfect new home...

www.grisdales.co.uk

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ENTRANCE



Is via a wooden door into:

HALLWAY

Tiled flooring. Door leading to:

LOUNGE

19'0" x 18'9" (5.80 x 5.74)



4 sash windows with secondary double glazing. 2 radiators. Electric fire with decorative wooden surround and tiled hearth. Telephone points. Door leading to:

INNER HALLWAY

Radiator. Under stair storage cupboard. Stone tiled flooring. Stairs leading to first floor. Wooden, paned door leading to rear external yard. Door leading to:

KITCHEN/DINER

10'11" x 9'6" (3.33 x 2.90)



With a range of blue and grey wooden wall and base units, with complementary grey work surfaces. Integrated electric oven and hob with overhead extractor fan and splashback. Grey quartz sink and drainer unit. Integrated fridge and separate freezer. Single glazed sash window. Radiator.

FIRST FLOOR LANDING

Single paned window. Radiator. Doors leading to:

BEDROOM 3

12'2" x 7'1" (3.71 x 2.16)



Single paned front aspect sash window. Radiator. Single in size.

BEDROOM 2

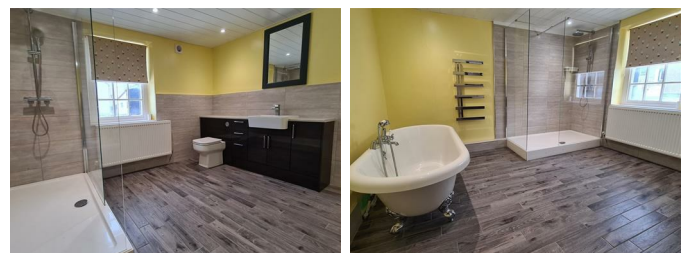
16'3" x 11'2" (4.96 x 3.42)



2 front aspect single glazed sash windows. Radiator. Double in size.

BATHROOM

11'10" x 11'2" (3.62 x 3.42)



Large in size with 4-piece suite comprising of double walk in-shower with two shower heads. Free standing roll top bath with shower head. WC and basin within storage unit. Radiator. Single paned sash window. White upvc ceiling panelling with spotlights. Grey wall tiling. Extractor fan. Vinyl flooring.

SECOND FLOOR LANDING

Velux window. Loft hatch. Storage cupboard housing Vaillant boiler. Doors leading to:

BEDROOM 4

11'6" x 7'0" (3.52 x 2.14)



Radiator. Velux window. Single in size.

BEDROOM 1

21'9" x 11'1" (6.63 x 3.38)



Velux window. Radiator. Double in size with integrated hanging rail and shelving. Door leading to:

EN-SUITE

9'9" x 9'7" (2.98 x 2.94)



3-piece suite comprising of walk-in shower, WC and basin

within storage unit. Grey wall tiling. Vinyl flooring. UPVC ceiling panelling with spotlight. Velux window.

GARAGE



Single in size, up and over front door and side access door. Side window.

REAR EXTERNAL



Private paved patio area with gated door, allowing access to road and front door of Garage. Garage can also be accessed via side door leading from patio.

DIRECTIONS

Leave the centre of Workington via Vulcans Lane. At the traffic signals turn left onto Oxford Street. Cross over roundabout and take right hand lane. At traffic signals continue forward onto Jane Street. Turn left onto Curwen Street and number 16 is on the right hand side.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band B.

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.

*Please note these details have yet to be approved by the vendors.

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

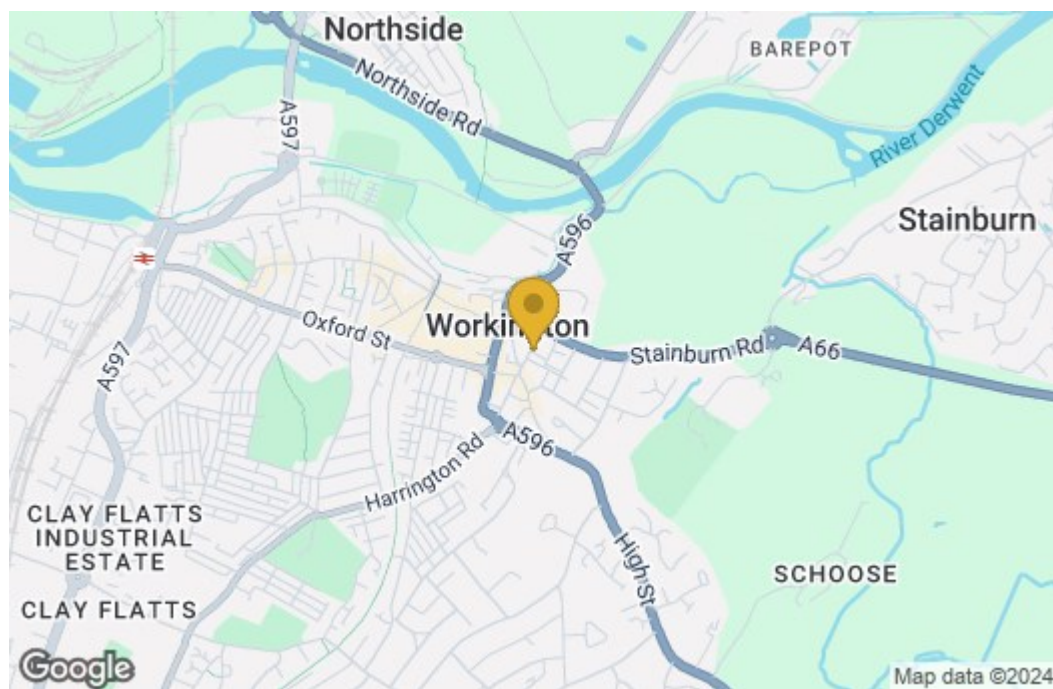
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

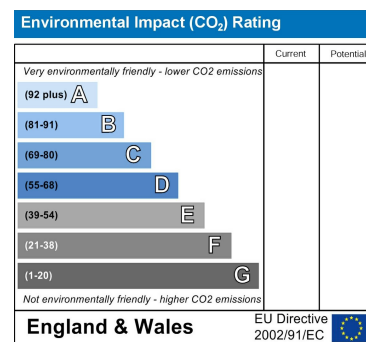
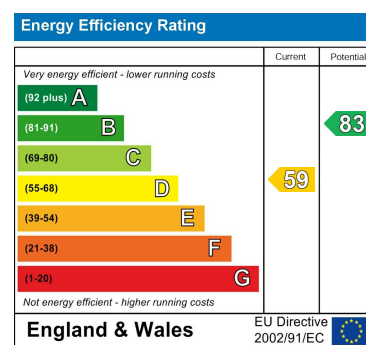
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.