



GRISDALES

PROPERTY SERVICES



8 Peter Street, Workington, CA14 3DA

£100,000

A fabulous opportunity to step onto the property ladder... or a great addition to your rental portfolio?

This delightful mid-terrace house boasts a modern kitchen and cosy reception room, ideal for relaxing after a long day. With three spacious double bedrooms, there's plenty of room for everyone to enjoy their own space. The two bathrooms ensure convenience and comfort for all residents.

Situated close to the town centre, this property offers easy access to local amenities, shops, and restaurants, making it a convenient location for daily errands and entertainment.

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



The property is entered via a composite door into:

HALLWAY

Laminate flooring, radiator, doors leading to:

LOUNGE

12'2" x 10'5" (3.71 x 3.18)



Front aspect window, coving to ceiling, radiator.

KITCHEN DINER

8.84 (max.) x 4.27 (max.)



A large 'L' shaped room with fully glazed uPVC door with glazed side panels out to the rear yard, window to rear aspect, external door to side passageway, a modern kitchen comprising a range of grey high gloss wall & base units, grey sparkle worktops, stainless steel single sink and drainer, Beko four plate electric hob, Beko electric fan oven, Cooke & Lewis stainless steel extractor fan above, integrated washing machine, integrated fridge, Worcester combi boiler providing heat & hot water is housed in a matching kitchen unit, breakfast bar, two radiators, grey wood laminate flooring, under stairs storage cupboard, door leading to:

SHOWER ROOM

6'4" x 6'4" (1.93 x 1.93)



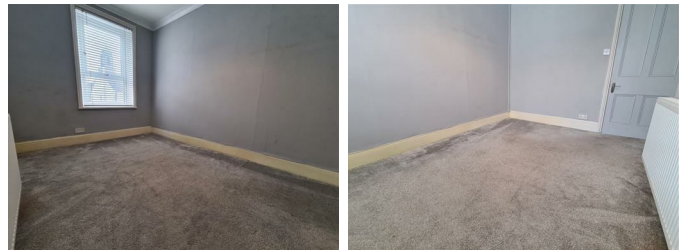
A frosted window to the rear aspect, W.C, wash hand basin, walk in shower cubicle, grey floor and wall tiling, extractor fan.

STAIRS TO FIRST FLOOR LANDING

Doors leading to:

BEDROOM ONE

12'0" x 9'0" (3.66 x 2.74)



Window to front aspect, double in size, radiator.

BEDROOM TWO

14'11" x 8'2" (4.55 x 2.49)



Window to front aspect, double in size, radiator.

BEDROOM THREE

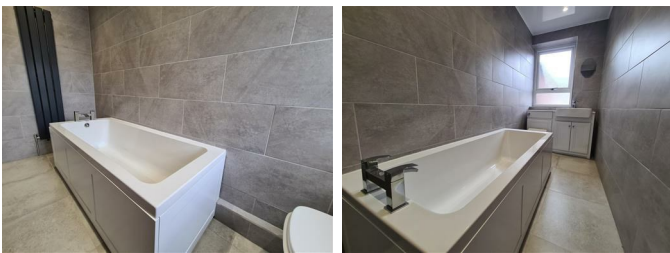
11'9" x 8'2" (3.58 x 2.49)



Window to rear aspect, double in size, radiator.

BATHROOM

11'3" x 4'4" (3.43 x 1.32)



Frosted window to rear aspect, white three piece suite comprising of W.C, wash hand basin, bath, composite grey vertical radiator, access to loft via hatch.

EXTERNALLY



To the rear of the property is an enclosed yard with room for sitting out and enjoying the sun.

Parking is by way of on street.

DIRECTIONS

Leaving Grisdales Workington office on Finkle Street, turn left onto Vulcans Lane. At traffic signals turn left onto Oxford Street. At roundabout take first exit (into right hand lane). Turn right onto Peter Street. Number 8 is identified by a Grisdales For Sale board.

COUNCIL TAX

We have been advised by Cumberland Council 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.

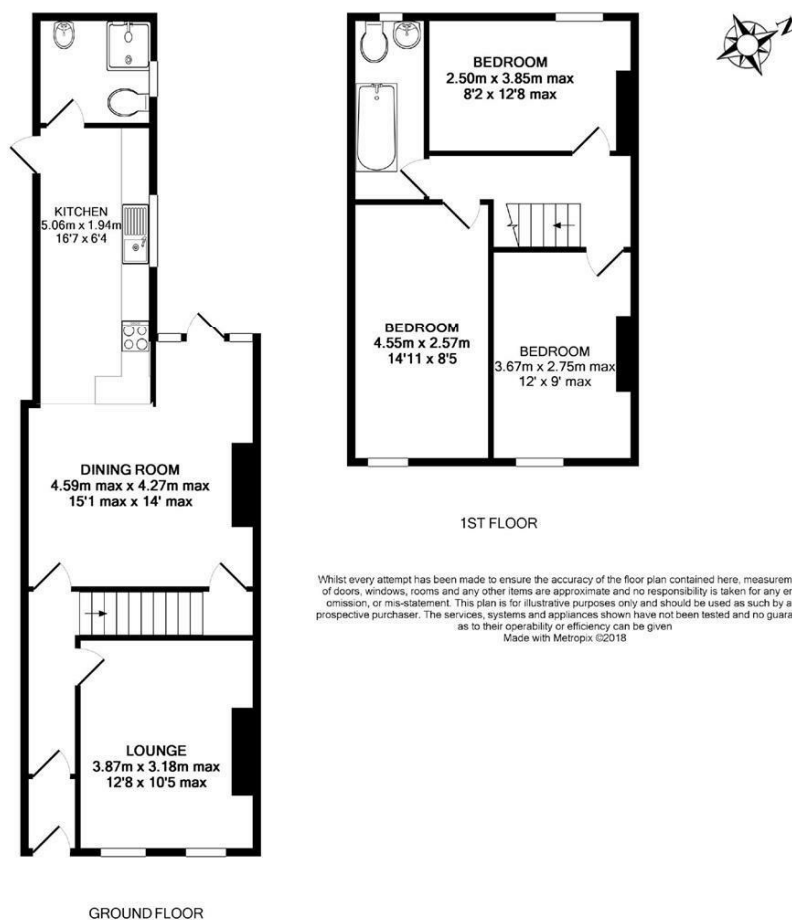
MORTGAGE ADVICE

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.

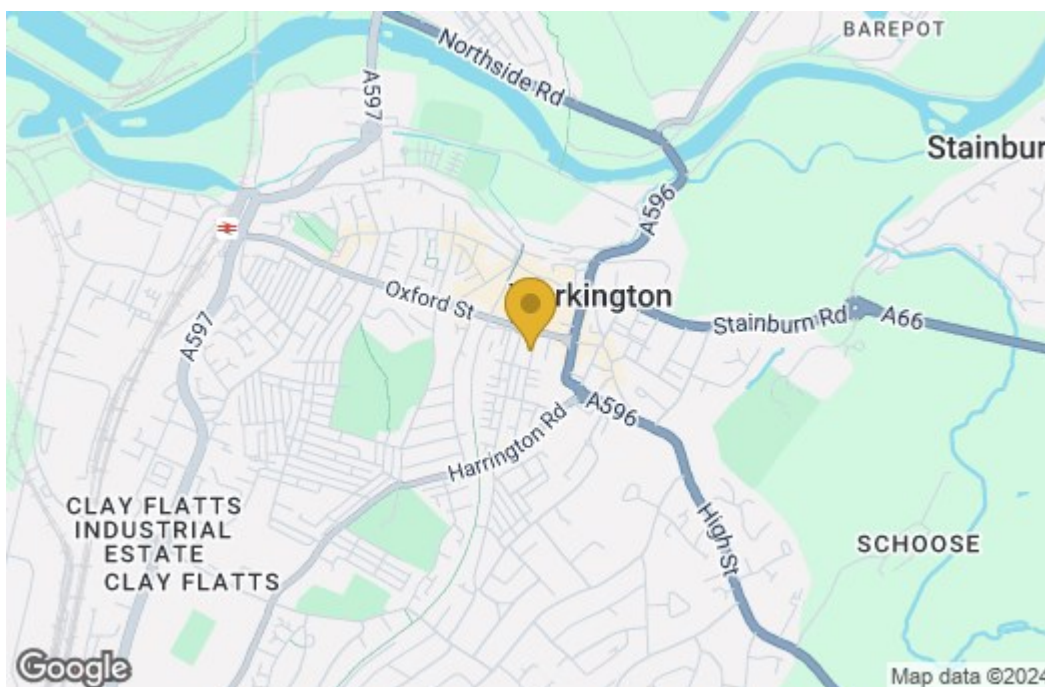
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

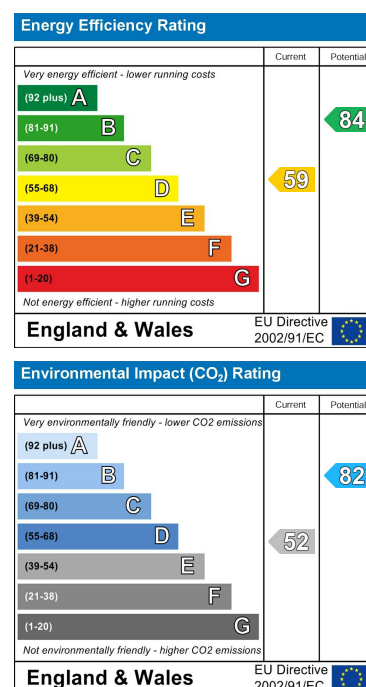
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.