



14 Gladstone Street, Workington, CA14 2XX

Offers Over £89,000

A great Buy2Let INVESTMENT or a lovely FIRST HOME.

Step inside to 14 Gladstone Street - a charming mid terrace house that offers a perfect blend of modern comfort and convenient location. This delightful property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones.

With two spacious double bedrooms, this house provides ample space for a small family or those who enjoy having a guest room or a home office. The fully modernised interior ensures that you can move in hassle-free and start enjoying your new home from day one.

An added bonus of this property is the luxurious four-piece bathroom, perfect for unwinding after a long day.

Situated close to the town centre and excellent transport links, this house offers the best of both worlds - a peaceful retreat to call home, with the convenience of amenities just a stone's throw away. Don't miss out on the opportunity to make this lovely house your own, call us today on 01946 693931 to arrange a viewing.

ENTRANCE



Is via a UPVC part glass door leading to:

HALLWAY

Door leading to:

LOUNGE

13'3" x 12'4" (4.04 x 3.78)



Front aspect double glazed window. Radiator. Electric fire with decorative surround. TV and telephone points. Door leading to:

DINING ROOM

13'3" x 10'2" (4.04 x 3.10)



Rear aspect double glazed window. Radiator. Laminate flooring. Door leading to stairs.

KITCHEN

12'4" x 7'6" (3.78 x 2.31)



With a range of cream wall and base units with complementary work surfaces. Integrated electric oven and hob with extractor

fan above. Second wall mounted extractor fan. Laminate flooring. Radiator. Side aspect double glazed window. Black wall tiling. UPVC part glazed door leading to rear yard.

FIRST FLOOR LANDING

With doors leading to:

BEDROOM 1

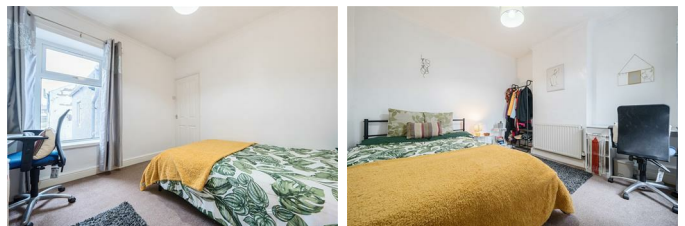
13'5" x 10'2" (4.09 x 3.10)



Front aspect double glazed window. Double in size. Radiator. Storage cupboard. Loft hatch (fully insulated and boarded).

BEDROOM 2

10'2" x 10'0" (3.12 x 3.07)



Rear aspect double glazed window. Double in size. Radiator.

BATHROOM



Four piece suite comprising of bath, walk-in shower, WC and wash basin. Radiator. UPVC marble style wall panelling. Cupboard housing Baxi combi boiler. Two extractor fans. Side aspect frosted double glazed window.

EXTERNAL



Parking is by way of on street. Rear yard.

DIRECTIONS

Leaving the centre of Workington via Vulcans Lane, at traffic signals turn right onto Oxford Street. Turn 4th left onto Senhouse Street. Turn right onto Gladstone Street. Number 14 is identified by a Grisdales For Sale board.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) 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.

*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.

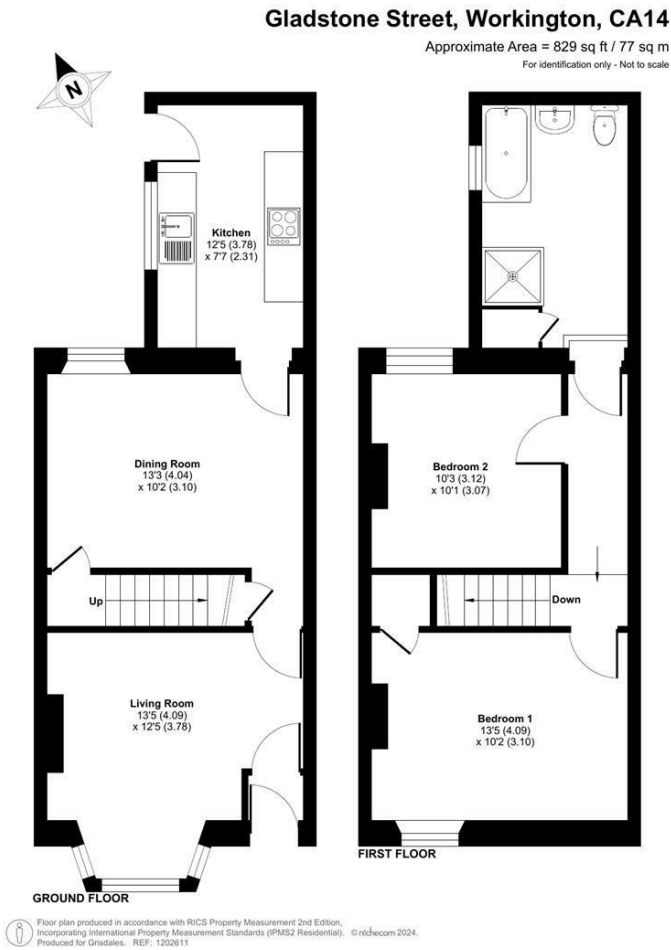
MORTGAGE ADVICE

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.

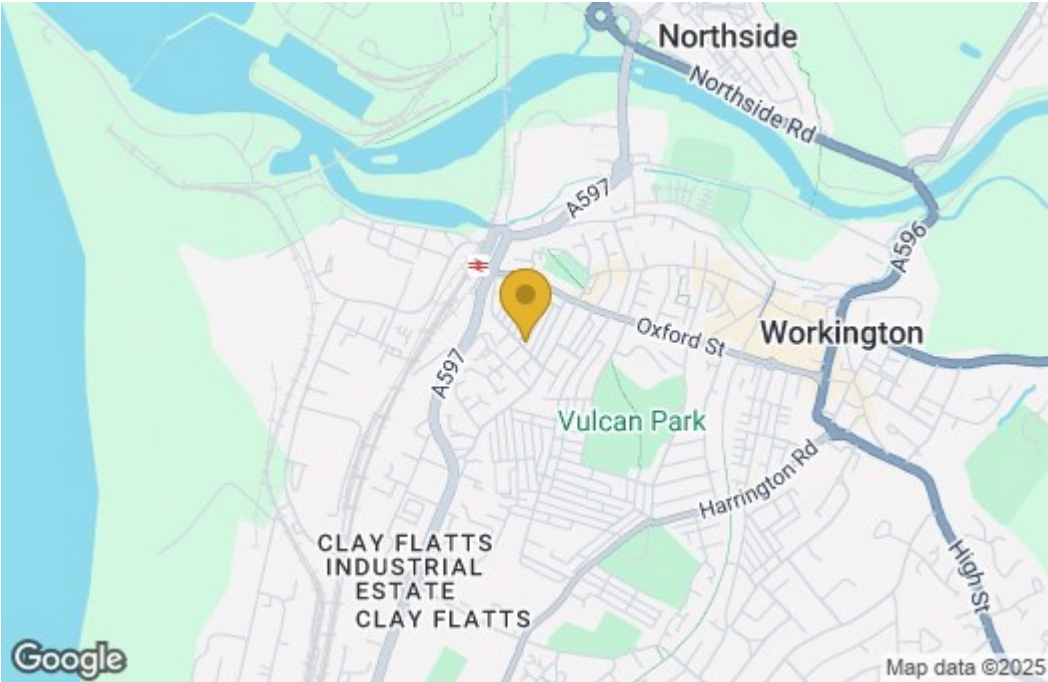
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

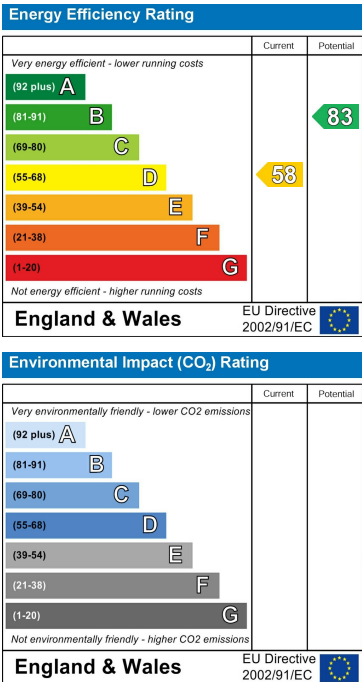
Floor Plan



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.