



105 Main Street, Workington, CA14 5UJ

£54,995

This mid-terrace house located on Main Street in the village of Distington, Workington, boasts two double bedrooms, neutral lounge, kitchen diner and family bathroom.

Although this house requires some tender loving care, it presents a wonderful opportunity for those looking to put their own stamp on a property and create a warm and inviting home. The popular village location offers a sense of community and convenience, with amenities close by and easy access to the bus route for seamless travel.

Don't miss out on the chance to transform this house into your dream home. Embrace the potential this property holds and envision the possibilities that await you in this lovely village setting. Contact us today on 01946 693931 to arrange a viewing and take the first step towards making this house your own.

ENTRANCE



via UPVC part glazed door leading into:

LOUNGE



Front aspect window, laminate flooring, decorative fireplace (no fire). Understair storage cupboard, storage heater,

KITCHEN

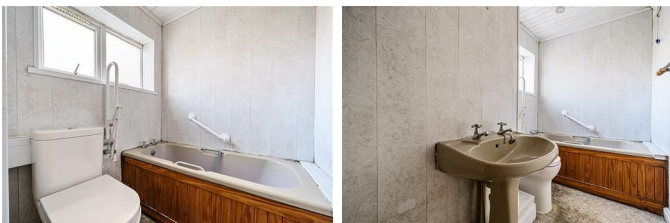


Range of wooden base units with work surfaces. integrated electric oven and hob, white sink and drainer unit, plumbing for washing machine, rear aspect window. Storage heater, stairs leading to first floor.

INNER HALLWAY

UPVC part glass door to rear external. Cupboard housing water tank.

BATHROOM



Three-piece suite comprising of WC, sink and bath. Side aspect frosted window. UPVC ceiling and wall paneling, extractor fan.

BEDROOM 1



Front aspect window. Double in size. Storage heater.

BEDROOM 2



Rear aspect window. Double in size. Storage heater, storage cupboard.

REAR EXTERNAL



Concrete yard area.

DIRECTIONS

The property fronts onto Main Street, taking the left hand turn off the B5306 Whitehaven to Lillyhall Road. The property can be identified on the right hand side displaying a Grisdales for sale sign.

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

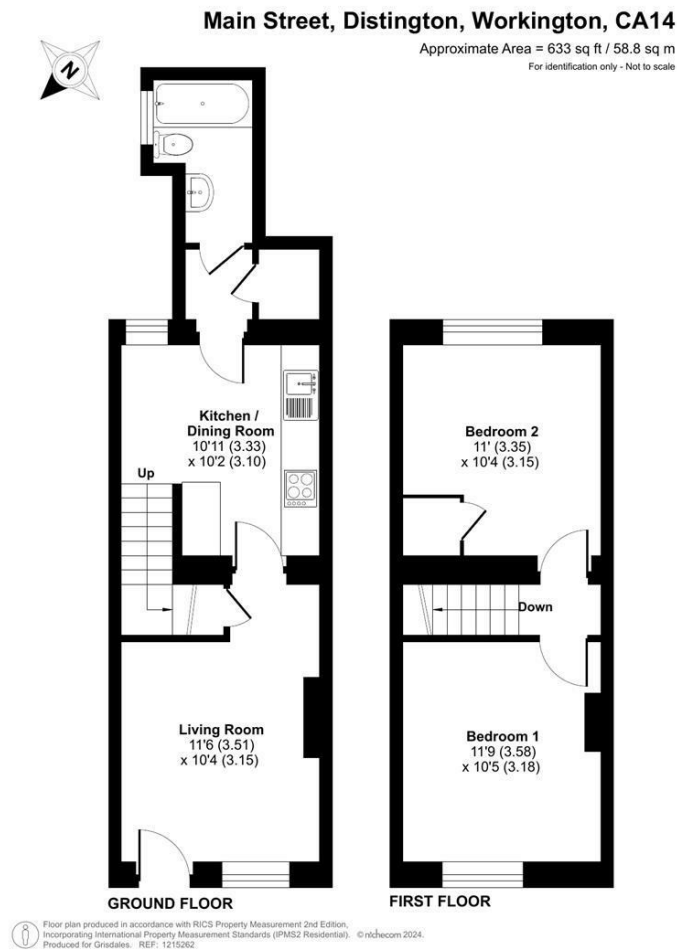
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

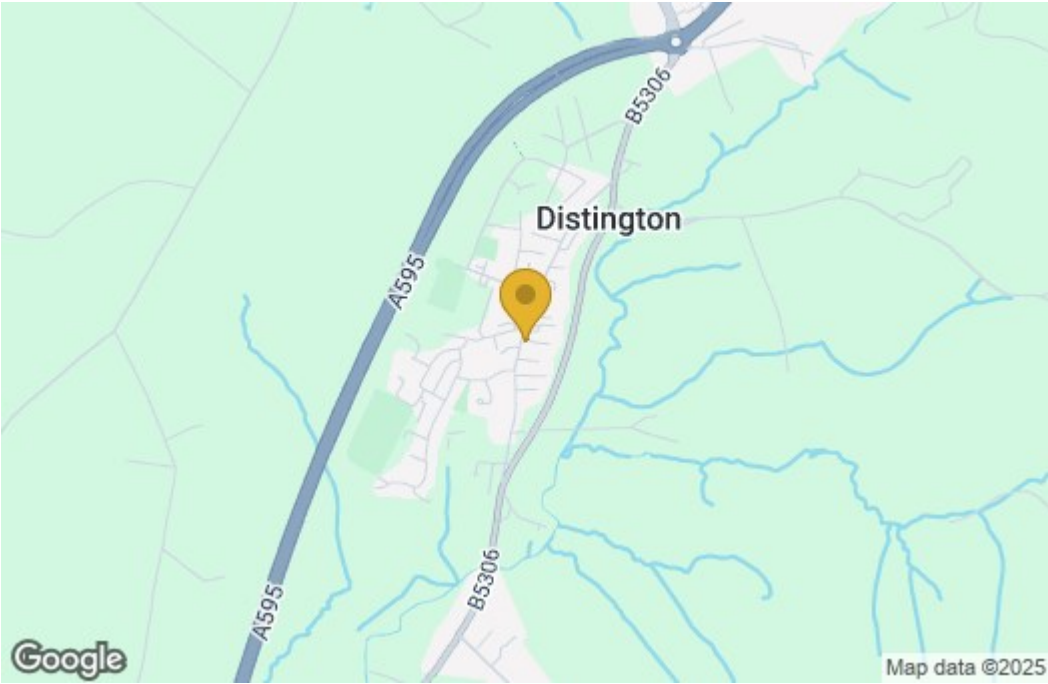
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let

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.

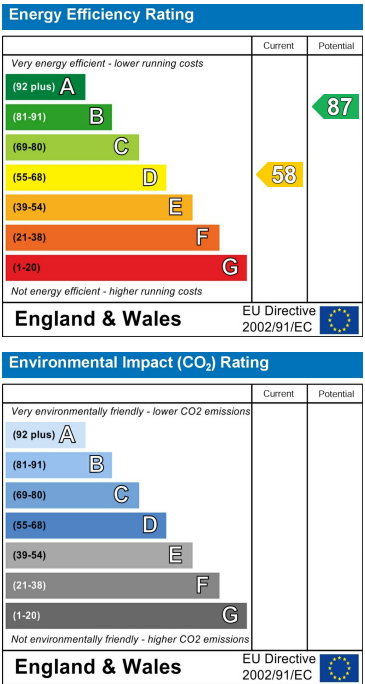
Floor Plan



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.