

## 32 Pica Cottages, Workington, CA14 4QB

**£90,000**

This delightful mid terraced house at Pica Cottages offers a perfect blend of comfort and scenic beauty. With stunning views of the fells, this property is an ideal retreat for those who appreciate nature and tranquility.

The house boasts three well-proportioned bedrooms, providing ample space for families or those needing some extra office space. The open plan living area creates a warm and inviting atmosphere, perfect for both relaxation and entertaining. This layout allows for a seamless flow between the living, dining, and kitchen spaces.

The property features a good-sized rear yard, offering a private outdoor space.

For anyone looking to enjoy a peaceful lifestyle while being close to the amenities of Workington this could be the ideal home for you. With its attractive features and picturesque surroundings, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your new home, call us today on 01946 693931.



## ENTRANCE



Entrance is via a fully glazed UPVC door into:

## OPEN PLAN LOUNGE / DINING ROOM



Front aspect double glazed window, electric night storage heater, decorative fire and stairs to 1st floor:

## KITCHEN / DINER AREA



Range of cream wall and base units with complimentary work surfaces, integrated electric oven with hob. Inset sink and drainer unit. Rear aspect double glazed window, electric night storage heater.

## UTILITY



UPVC frosted glazed door leading to rear yard. Space for washing machine, tumble dryer etc. Door leading to:

## BATHROOM



Three piece suite comprising of bath with overhead shower, WC and wash basin, two side and one rear aspect frosted double glazed window, towel rail, decorative wall tiling.

## FIRST FLOOR LANDING

## BEDROOM ONE



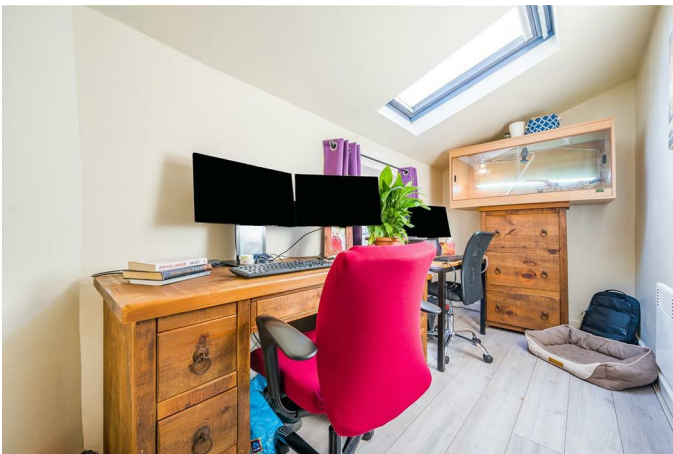
Double in size. storage cupboard, front aspect double glazed window, emersion tank within cupboard, electric heater.

## BEDROOM TWO



Double in size, rear aspect double glazed window and electric heater.

## BEDROOM THREE



Side aspect double glazed window + Velux window, single in size, electric heater.

## EXTERNALLY



Yard area to the rear, parking is by way of on street.

## DIRECTIONS

From Whitehaven, take the A595 towards Howgate. At the roundabout take the 2nd exit and follow the road into the village. Turn right up Common End and follow the road until reaching the T junction. Turn left and follow the road into Pica. Take the first left in the village, taking the left hand turn where the property can be located on the left 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.

## 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**

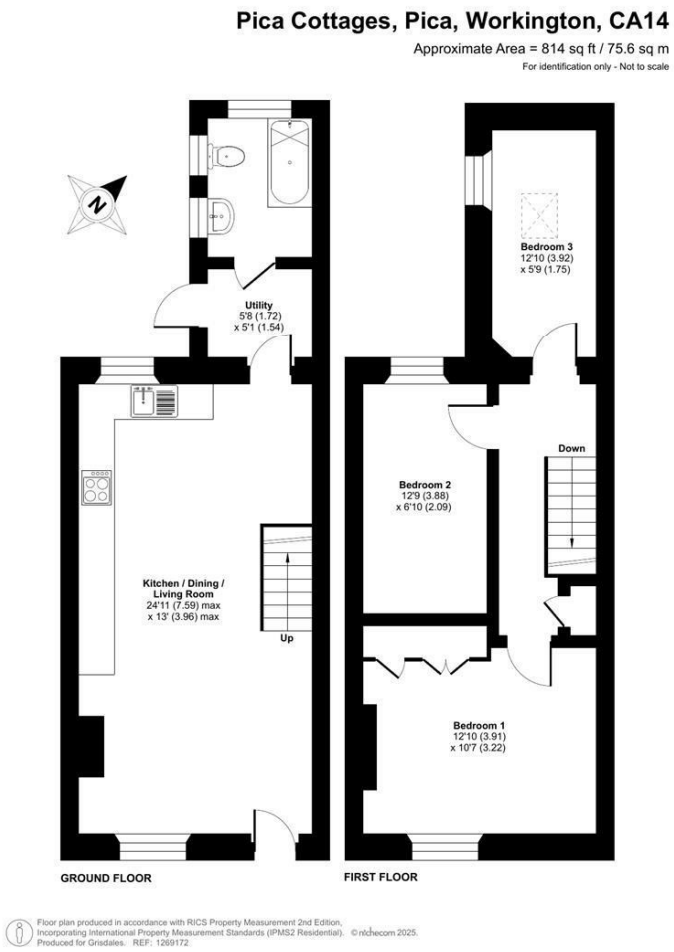
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.



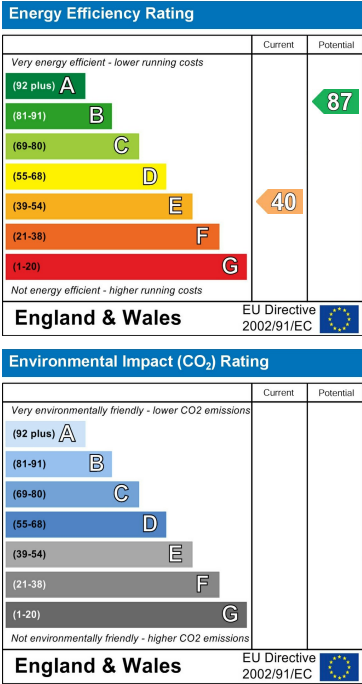
Floor Plan



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.