

16 Ruskin Close, Workington, CA14 4LS

£230,000

Perfectly placed in a prime location! This extremely well presented detached Bungalow on Ruskin has been a much-loved family home for many years and is just crying out for the new owners to love it just as much! The property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

The welcoming lounge diner room is enhanced by the bay windows offering natural light to flow freely. The two shower rooms add to the practicality of the home offering great facilities for all the family and guests alike.

The surrounding area is popular among families, offering a sense of community and easy access to local amenities and popular schools. This property is not just a house; it is a place where memories can be made and cherished for years to come. With its appealing features and prime location, this bungalow is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood. Don't miss the chance to make this lovely home your own, call us today on 01946 693931.

THINGS YOU NEED TO KNOW

The property benefits from Gas central heating, Double glazing, Mains water and drainage, Mains electricity.

ENTRANCE

Via UPVC part glazed front door leading to vestibule with door leading to:

HALLWAY

Two storage cupboards, radiator. Door leading to:

LIVING / DINING ROOM

20'10" x 14'2" (6.37 x 4.34)



Two front aspect double glazed bay windows, two radiators, gas fire within lounge area.

KITCHEN

10'8" x 9'8" (3.27 x 2.97)



Range of pale grey wooden wall and base units with complementary work surfaces. Stainless steel inset sink and drainer unit. Complementary white wall tiling, radiator, side aspect double glazed window. UPVC door leading to external.

BATHROOM



Three piece suite comprising walk in shower, WC and wash basin. Frosted double glazed window, radiator, UPVC wall panelling.

BEDROOM ONE

12'7" x 9'6" (3.84 x 2.92)



Double in size, rear aspect double glazed window, radiator, built in wardrobe door leading to:

EN-SUITE



Three piece suite comprising of walk in shower, WC and wash basin, frosted double glazed window complementary wall tiling.

BEDROOM TWO

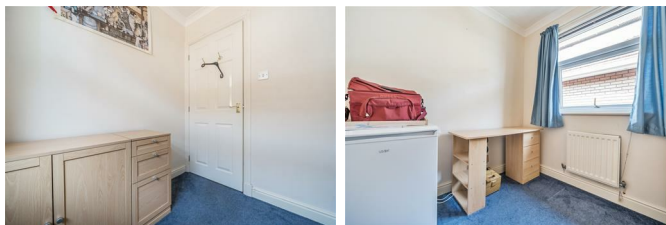
11'1" x 7'10" (3.38 x 2.41)



Double in size rear aspect double glazed window, radiator.

BEDROOM THREE

7'3" x 7'0" (2.23 x 2.15)



Single in size, side aspect double glazed window, radiator.

FRONT EXTERNAL



Driveway parking for two vehicles alongside large grassed lawn area.

GARAGE



Single in size, up and over manual door electrically fitted, detached from number 16, attached to next door's garage.

REAR EXTERNAL



Grassed lawn area accompanied by decorative raised beds and seating patio area, the garden is bordered with decorative shillies and pathway leading to summer house.

DIRECTIONS

In High Harrington, from the mini roundabout where the Galloping Horse pub is located, take the turning onto Scaw

Road, follow the road round and Ruskin Close is the 5th right turn, number 17 can be identified by a Grisdale's FOR SALE board.

COUNCIL TAX

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

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.

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 REGULA

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 Grisdale's, 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.

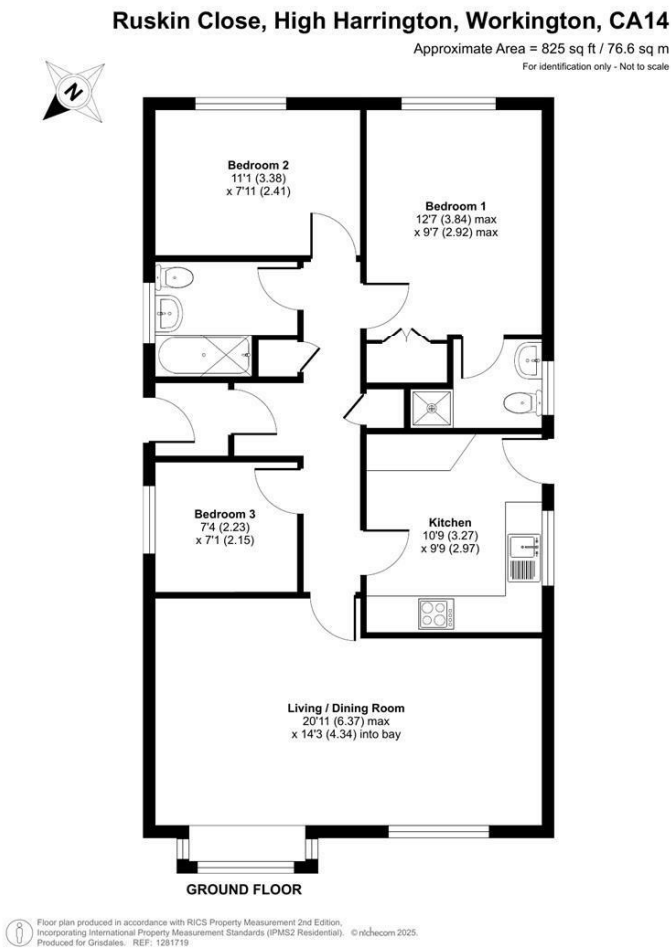
MORTGAGE ADVICE

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.

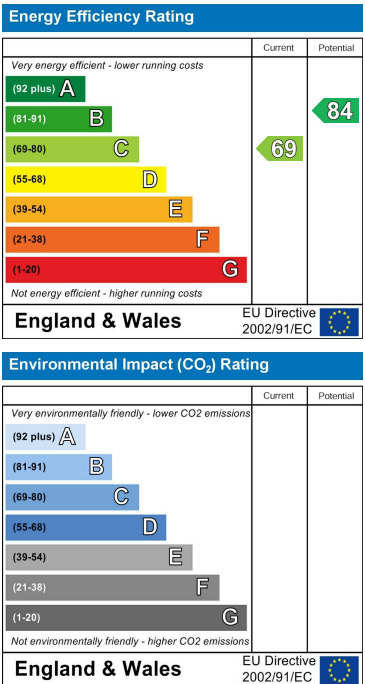
Floor Plan



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