

# HUNTERS®

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## Gray Street

Workington, CA14 2NQ

Guide Price £100,000



- No Onward Chain
- Convenient Town Location
- Two Bedrooms & Modern Shower Room
- Garage & On Street Parking
- Council Tax Band - A

- Mid-Terraced House
- Spacious Living Room & Dining Kitchen
- Front & Rear Yards
- Gas Central Heating & Double Glazing
- EPC - C

Tel: 01228 584249

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Guide Price £100,000



Hunters are delighted to market this two bedroom mid-terraced home, which is conveniently located within Workington town centre with its excellent array of amenities and transport links. Whilst the property may require some cosmetic upgrading, it boasts excellently proportioned rooms including two double bedrooms, a modern upstairs shower room, generous front and rear yards and Garage. Being sold with NO CHAIN, the home would make an excellent purchase for first time buyers, investors or those looking to downsize. A viewing comes highly recommended.

The accommodation briefly comprises hallway, living room and dining kitchen to the ground floor with a landing, two double bedrooms and shower room to the first floor. Externally the property has on-street parking and a forecourt to the front and a yard to the rear. Gas central heating and double glazing throughout. EPC - C and Council Tax Band - A.

## HALLWAY

Entrance door from the front with internal door to the living room. Radiator and stairs to the first floor.

## LIVING ROOM

14'2" x 12'9" (4.32m x 3.89m)

Double glazed window to the front aspect, radiator, gas fireplace with surround and hearth and internal door to the dining kitchen.

## DINING KITCHEN

15'8" x 8'6" (4.78m x 2.59m)

Fitted kitchen with base, wall and drawer units with complimentary worksurfaces and tiled splashbacks above. Integrated electric oven and hob with extractor unit above, one bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, integrated fridge, integrated freezer, radiator, wall mounted and enclosed gas boiler, under-stairs storage cupboard, two double glazed windows to the rear aspect and external door to the rear yard.

## LANDING

Stairs up from the ground floor with internal doors to two bedrooms and shower room. Loft access point.

## BEDROOM ONE

13'9" x 11'0" (4.19m x 3.35m)

Two double glazed windows to the front aspect, radiator, fitted wardrobes with dressing table and built in storage/airing cupboard. Measurements to the maximum points.

## BEDROOM TWO

12'2" x 9'3" (3.71m x 2.82m)

Double glazed window to the rear aspect and radiator.

## SHOWER ROOM

6'0" x 5'11" (1.83m x 1.80m)

Three piece suite comprising WC, wash hand basin and shower enclosure with electric shower. Fully boarded walls, radiator and obscured double glazed window.

## EXTERNAL

To the front of the property is a paved forecourt with gate and pathway to the street. To the rear is an enclosed rear garden, fully paved with

access gate to the rear lane. The property also benefits a single garage within the block of garages located to the rear of the property.

## WHAT3WORDS

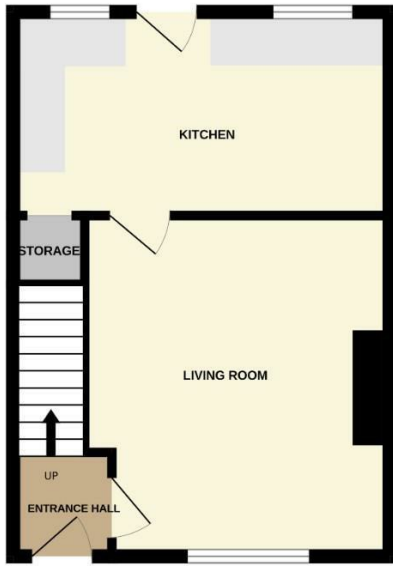
For the location of this property please visit the [What 3 Words App](#) and enter - blank.raves.ballots

## PLEASE NOTE

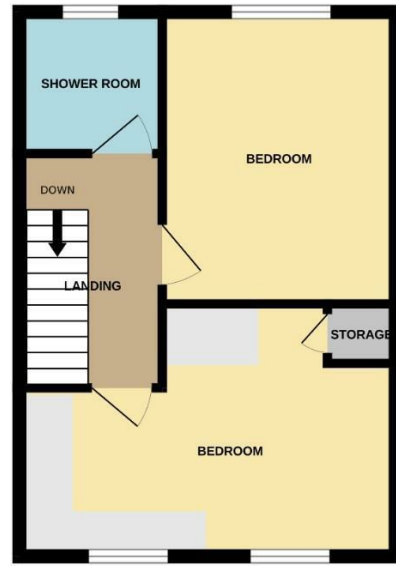
The property title is currently unregistered.

# Floorplan

GROUND FLOOR



1ST FLOOR



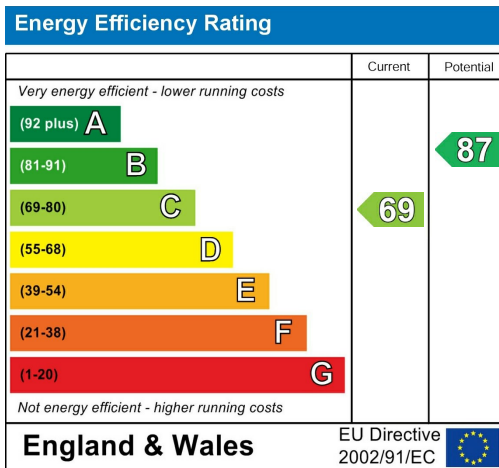
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Graph



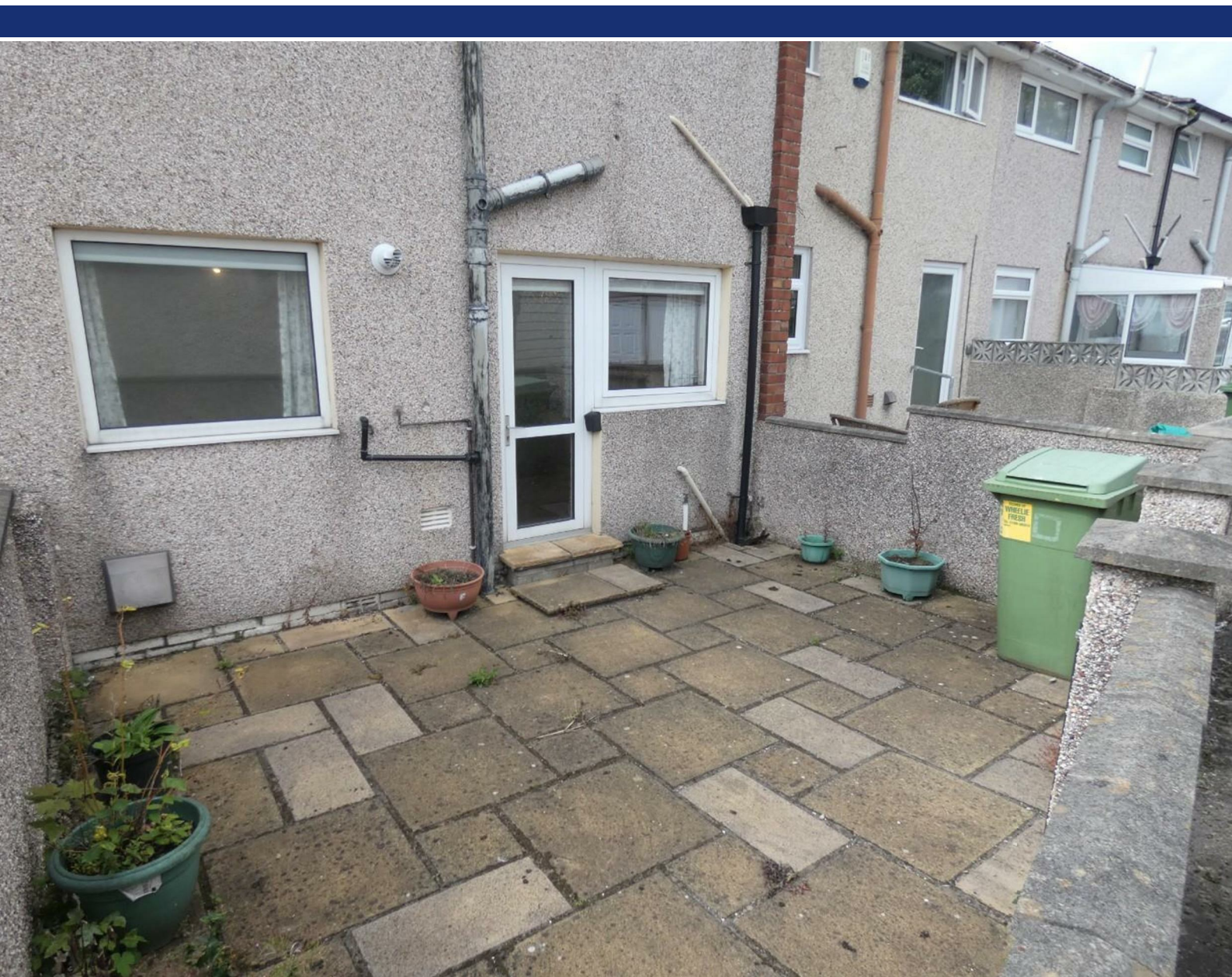
## Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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