



GRISDALES

PROPERTY SERVICES



26 Moorlands Drive, Workington, CA14 4UJ

£135,000

Absolutely fantastic!

Ideal for first-time buyers or anyone looking for a cozy, stylish pad to call their own.

We're loving this property—nestled in a quiet, highly sought-after area near Workington, it's perfect for easy, hassle-free living. Move straight in and start enjoying, with the flexibility to add your own touches along the way. Outside, there's a private enclosed garden and allocated parking, while inside, the space is spotless, welcoming, and ready to be lived in. Don't miss out—come and see it for yourself!

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

Helping you find your perfect new home...

www.grisdales.co.uk

18 South Street, Cockermouth, Cumbria, CA13 9RT | T: 01900 829 977 | E: cockermouth@grisdales.co.uk

THINGS YOU NEED TO KNOW

Gas central heating
Double glazing

VESTIBULE

Front door leads to vestibule with door to lounge

LOUNGE



Window facing to the front of the property, laminate flooring, gas fire, access to first floor and door to kitchen

KITCHEN/DINER

12'2" x 7'9" (3.71 x 2.38)



Window to rear aspect, a range of cherry wood effect wall & base units, stainless steel electric oven with four ring gas hob, stainless steel sink, back door leading to the rear garden

FIRST FLOOR LANDING

Doors to bathroom & bedrooms

BATHROOM

White suite comprising wc inset in vanity unit, corner mounted sink, bath with thermostatic power shower over

BEDROOM ONE

9'3" x 6'0" (2.82 x 1.85)



Two windows facing front aspect, a double bedroom, laminated flooring, two built in wardrobes, radiator

BEDROOM TWO

12'4" x 10'2" (3.78 x 3.11)



Window facing rear aspect, a single bedroom, laminated flooring, radiator

PARKING



There is an allocated parking space round to the left hand side.

FRONT GARDEN



There is a small front garden.

REAR GARDEN



There is an enclosed garden to the rear with access to the parking.

DIRECTIONS

W3W: ///hotels.tinkle.entrusted

Leaving Workington via Ramsay Brow, head towards the A66. At the roundabout take 1st exit onto Stainburn Road. Take 2nd right onto Moor Road. Take the second right again onto Moorlands Drive and follow the road round, number 26 is in a cul-de-sac on the right hand side which is just off the first left turn.

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 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.

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.

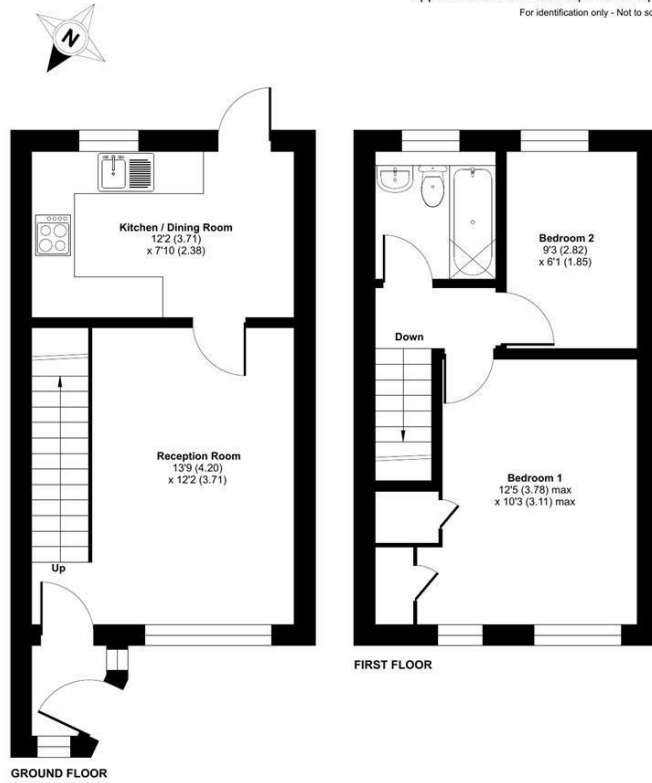
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Moorlands Drive, Stainburn, Workington, CA14

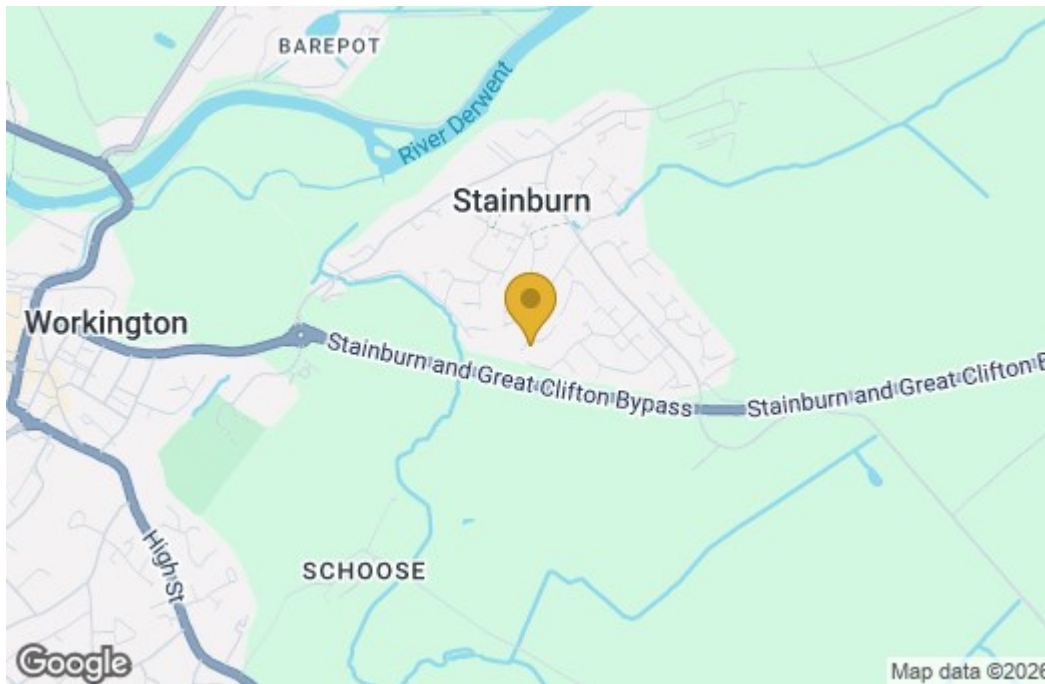
Approximate Area = 554 sq ft / 51.4 sq m

For identification only - Not to scale

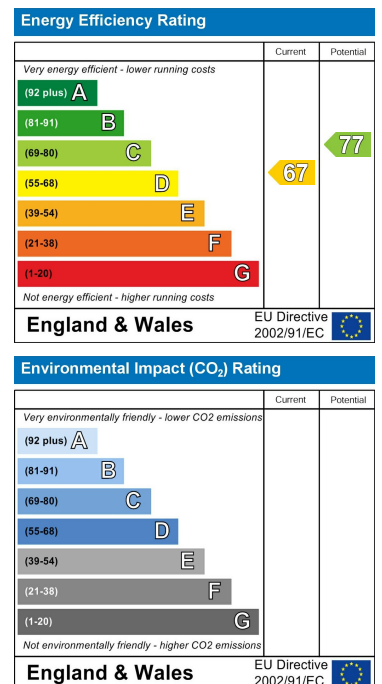


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rictocom 2025. Produced for Grisdales. REF: 1440901

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.