



GRISDALES

PROPERTY SERVICES



9 Princess Avenue, Workington, CA14 1DH

£145,000

An absolute gem of a home and one of the best-value three-bedroom semi-detached properties you'll find in the ever-popular village of Seaton. Stylish and welcoming, this superb home offers everything you could be looking in that next big life purchase.

Just moments from well-regarded schools, local shops, and a nearby bus stop, the property is ideal for families and commuters alike. Offered to the market with no onward chain, the buying process is refreshingly straightforward.

Internally, the home boasts three well-proportioned bedrooms, fabulous presentation throughout, and a sleek, recently renovated shower room that adds a contemporary touch.

Externally, enjoy generous front and rear gardens, mainly laid to lawn — perfect for entertaining, children at play, or simply relaxing.

Early viewing is strongly advised — homes offering this level of value in such a sought-after location rarely stay available for long.

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

The property benefits from gas central heating, double glazing, mains electricity, water and drainage.

ENTRANCE

Entrances via UPVC park glazed door into:

HALLWAY

.18'5" x 18'4" (.55 x 5.61)

Radiator. Doors leading to:

LOUNGE

18'2" x 18'4" (5.55 x 5.61)



Dual aspect double glazed windows, two radiators, electric fire set within decorative surround, TV point.

KITCHEN DINER

12'0" x 9'1" (3.68 x 2.78)



Range of wooden wall and base units with complimentary work surfaces, inset sink and drainer unit, side aspect double glazed window, plumbing for washing machine, (cooker, washing machine and tumble dryer can be included within the sale) radiator, multiple built-in storage cupboards, door leading to:

INNER HALLWAY

With door leading to downstairs W.C and part glazed UPVC door leading to rear external.

STAIRS TO FIRST FLOOR LANDING

Two front aspect double glazed windows, doors leading to:

SHOWER ROOM



Recently renovated three piece suite comprising of walk-in shower, WC and wash basin set within unit, heated towel rail, UPVC wool and ceiling panelling, side aspect frosted double glazed window.

BEDROOM ONE

12'4" x 11'2" (3.78 x 3.41)



Rear aspect double glazed window, radiator, double in size.

BEDROOM TWO

12'3" x 11'10" (3.74 x 3.63)



Dual aspect double glazed windows, radiator, double in size. Built-in storage cupboard.

BEDROOM THREE

8'10" x 7'10" (2.71 x 2.40)



Front aspect double glazed window, radiator, single in size.

FRONT EXTERNAL



Gated pathway accompanied by grassed lawn with steps leading to the front of the property.

REAR EXTERNAL



Rear external mainly laid to lawn with central pathway and shilled seating area, access from the rear of the property is available down the side leading back to the front.

EXTERNAL STORE

7'8" x 3'11" (2.36 x 1.20)

Great for storage of garden items.

DIRECTIONS

W3W///carpeted.models.army

COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band A.

VIEWINGS

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.

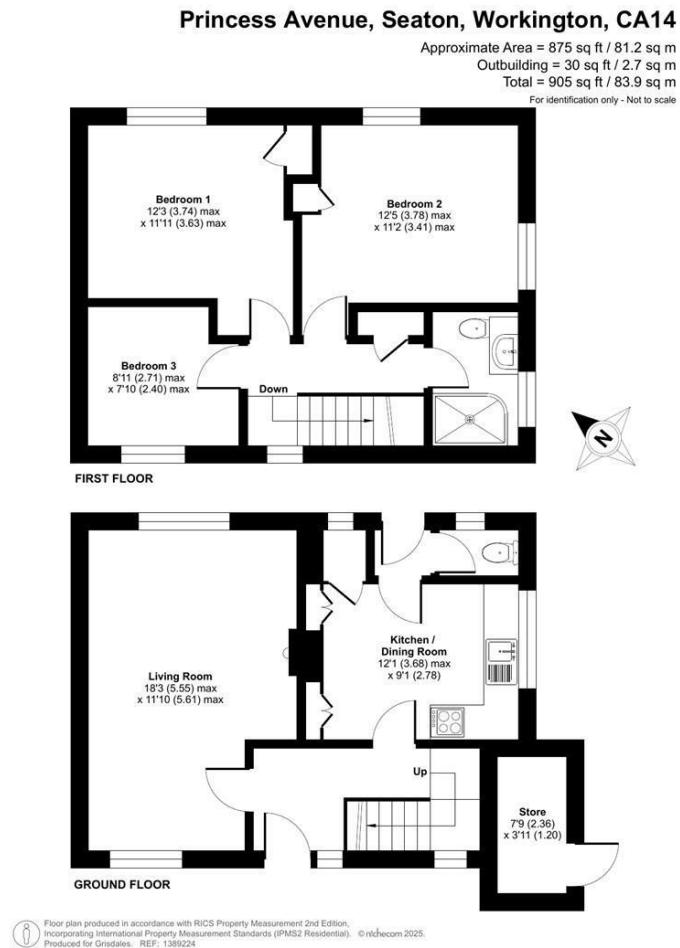
MORTGAGE ADVICE

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.

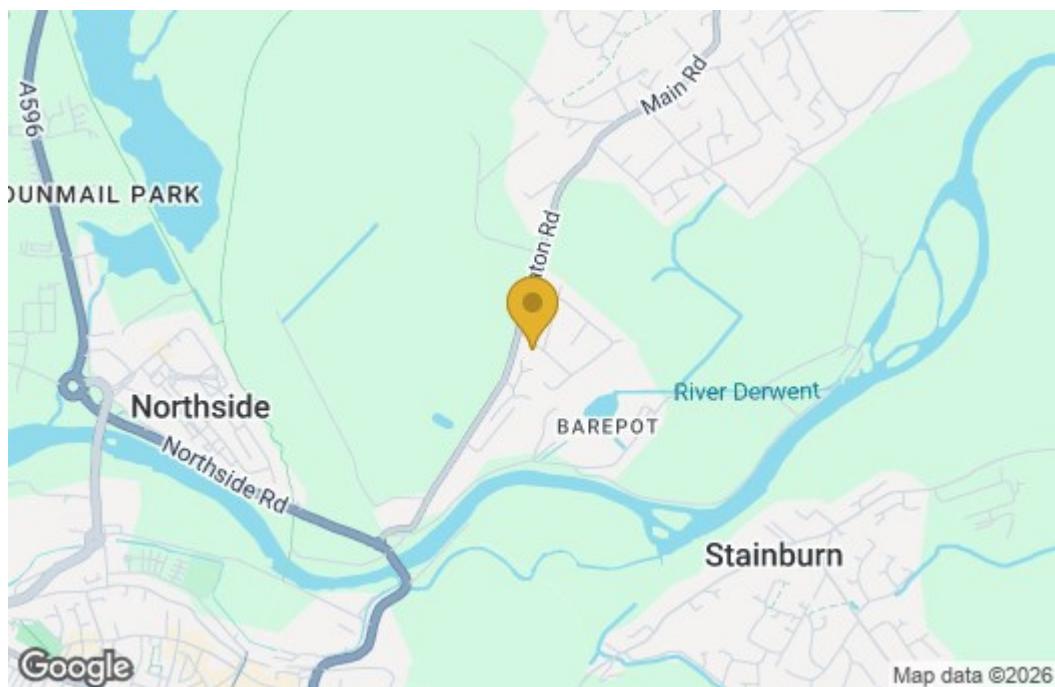
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

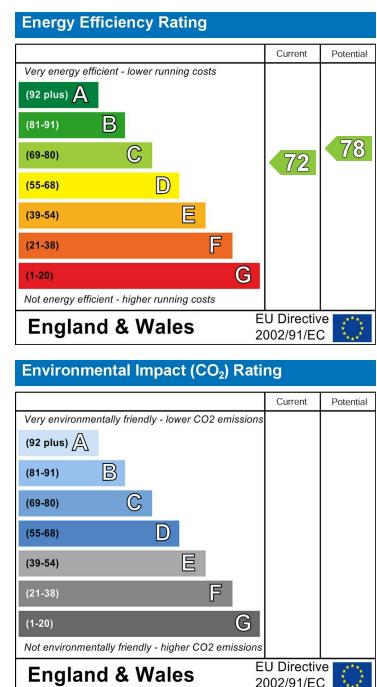
Floor Plan



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.