

## 38 Lonsdale Street, Workington, CA14 2YD

**£78,350**

Presenting 38 Lonsdale Street, a great three bed mid terrace, close to the town centre, local schools and transport links - everything is within walking distance, it's ideal for a first time buyer or buy to let investor!

With recently renovated kitchen and bathroom, the modern design is in keeping with current day contemporary standards.

The three bedrooms offer ample accommodation, providing comfort and convenience for all.

Call us today on 01900 829977 to take advantage of this great opportunity.



## THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

## ENTRANCE



Is via a uPVC part glazed front door leading into:

## HALLWAY

Door leading to reception room 1. Front aspect double glazed window and radiator.

## RECEPTION ROOM ONE



## RECEPTION ROOM TWO



Rear aspect double glazed window, radiator, wall mounted boiler, built in shelving, wall mounted heating thermostat.

## KITCHEN



With a range of white wooden wall and base units with complementary work surfaces. Plumbing for washing machine, inset sink and draining unit, side aspect double glazed window and white wall tiling. Door leading to:

## INNER HALLWAY

With uPVC part glazed door to rear external. Door leading to:

## BATHROOM



3-piece suite comprising of bath, with overhead shower, wc and wash basin within unit. Radiator. Side aspect frosted double glazed window. White wall tiling and wall mounted mirrored vanity unit.

## FIRST FLOOR LANDING

## BEDROOM ONE



Front aspect double glazed window; radiator; double in size.

## BEDROOM TWO



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

## BEDROOM THREE



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

## EXTERNALLY



Small yard to the rear of the property. Parking is by way of on street.

## DIRECTIONS

From Vulcans Lane, at traffic signals turn right onto Oxford Street. Turn 5th left onto Lonsdale Street. Number 38 is identified by a Grisdales For Sale board.

## 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 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.

## 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.

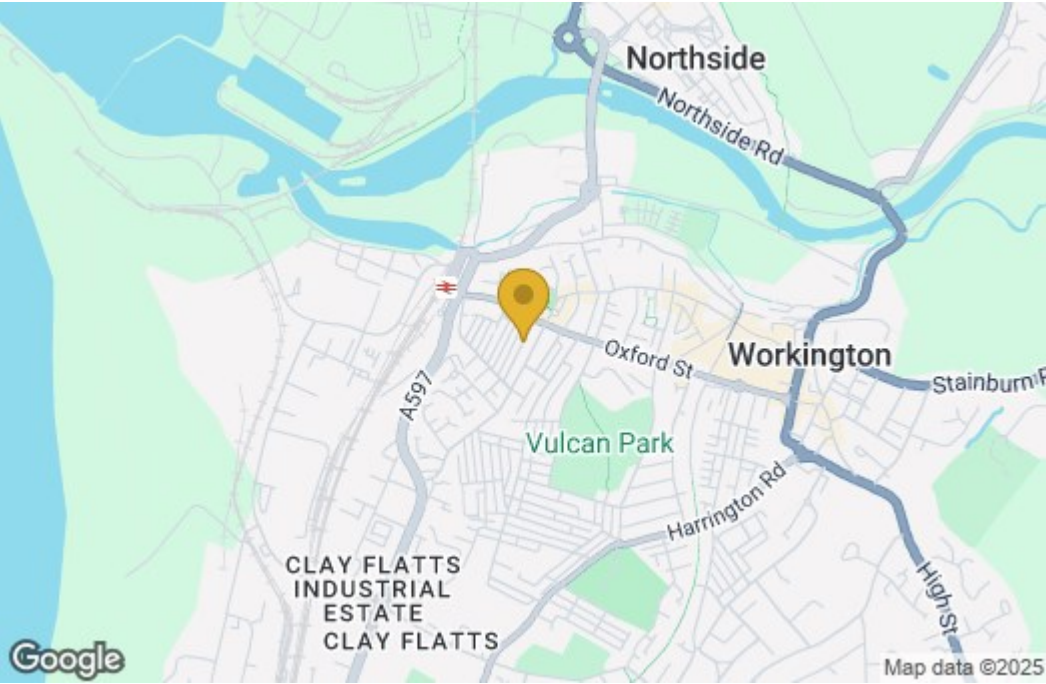
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct

Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

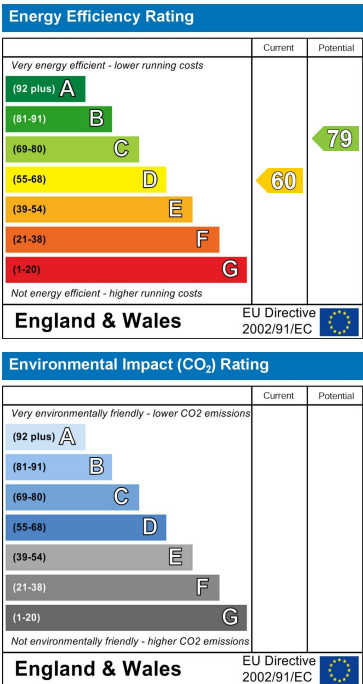
Floor Plan



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