



11 Hartington Street, Workington, CA14 2NY

£84,000

INVESTMENT OPORTUNITY

Whether you are a first time buyer looking to get your step step up onto that property ladder, or a Buy to Let Investor looking to start or maybe even grow your current portfolio... then take a look at this!

This two DOUBLE bedroom mid terrace property has been well maintained over the years, neutrally decorated throughout and has a modern fitted Kitchen and ground floor Bathroom. It pretty much goof to go, whatever your plans are. Perfectly located for easy access to local Schools and Workington Town Centre! To arrange your viewing today, please call us on 01946 693931.

OWNERS' COMMENTS

In the owners words " This has made a great investment for us over the years, generally resulting in long term good tenants "

THINGS YOU NEED TO KNOW

The property is freehold and offers mains gas, electric and water supplies.

ENTRANCE HALL

A uPVC double glazed door leads into the hallway, with access to the 1st floor landing and door to:

LOUNGE/DINING ROOM

25'7" x 11'10" max (7.82 x 3.63 max)

A large room with front aspect double glazed window and decorative frosted glass window to the kitchen; integrated gas fire with decorative stone feature; television point; telephone point; 2 radiators; understairs storage cupboard and additional storage housing the meters; door to:

KITCHEN

11'1" x 8'9" (3.38 x 2.69)

A modern fitted kitchen with a range of oak finish wall and base units with complimentary work surfaces and tiled surrounds; plumbing for a washing machine; inset sink unit; integrated electric oven with 4-ring gas hob over and stainless steel extractor hood over; Velux window; radiator; door to:

REAR PORCH

With a uPVC double glazed door to the rear and a door to:

BATHROOM

8'11" x 4'7" (2.72 x 1.42)

A stylish 3-piece suite comprising of bath with overhead shower; WC; wash hand basin; ladder style radiator; frosted glass double glazed window; storage cupboard housing the Baxi boiler.

1ST FLOOR LANDING

From the entrance hall, stairs lead to the 1st floor landing with loft* access and doors to:

*the loft has been converted into a useable space with velux window accessed by a loft ladder.

BEDROOM 1

12'2" x 11'10" max (3.71 x 3.63 max)

A double bedroom with front aspect double glazed window; walk-in wardrobe; television point; radiator.

BEDROOM 2

11'10" x 10'0" (3.63 x 3.07)

A double bedroom with rear aspect double glazed window; radiator; television point; telephone point.

EXTERNALLY

An enclosed rear courtyard with wooden gateway to a

pedestrian lane. Parking is on street to the front of the property and would require a residents permit from Cumbria County Council.

DIRECTIONS

From Workington town centre, take the left turn off Oxford Street onto Vulcans Lane. Continue towards the bottom, taking the last turn left onto Hartington Street. The property can be located on the right hand side displaying a Grisdales for sale board.

COUNCIL TAX

We have been advised by Allerdale Borough 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 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 BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

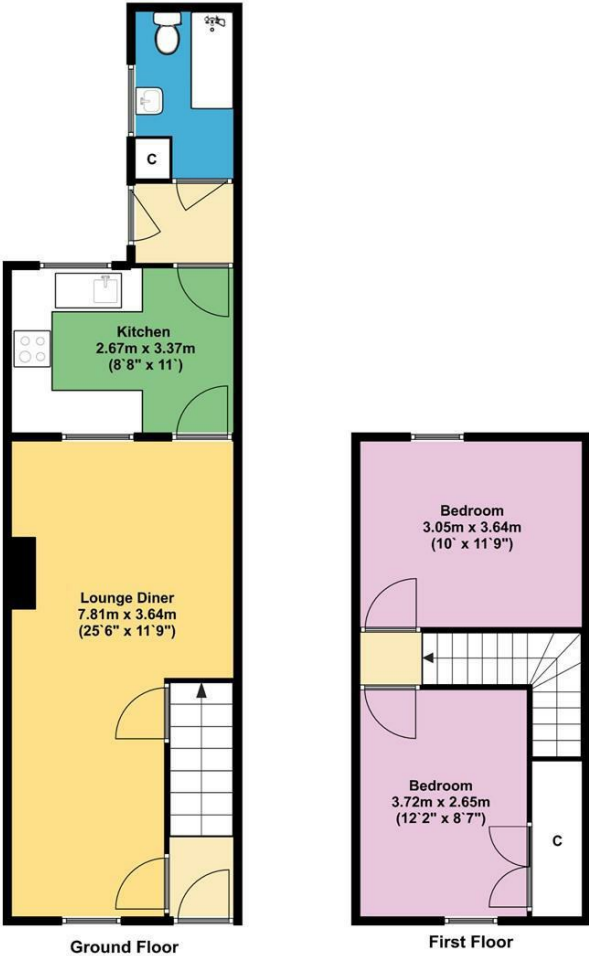
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

To find out how we can help you realise your dreams, just call your nearest Grisdales office.

COVID-19 VIEWING GUIDELINES

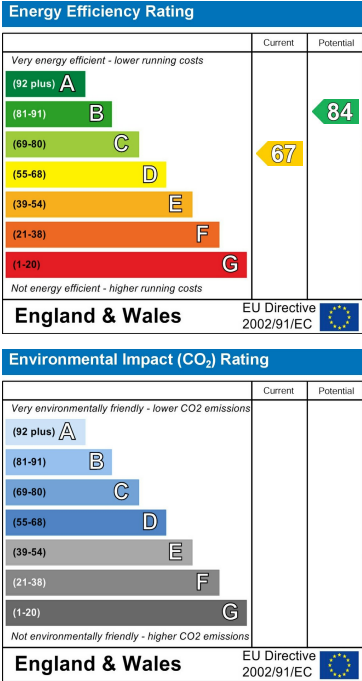
Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

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.