



GRISDALES

PROPERTY SERVICES



29 Infirmary Road, Workington, CA14 2UG

£95,000

LOOKING FOR AN AFFORDABLE MODERN HOME WITH AN OPEN OUTLOOK AND..... A GARAGE???Then look no further!

This property is perfect for an investment- Buy to Let,
Welcome to your new home! This is a smashing two bedroomed second floor flat located on the edge of a modern development with an open aspect from the front over the cemetery to the Solway
in the distance - the sunsets are fabulous!
It's modern internally, in great condition but you may wish to put your own mark on it, and has an open plan lounge/diner/kitchen along with two double bedrooms and a shower room. Being one
of only two in the development, it's nice and peaceful too.
Come and have a look - the garage and additional off road parking space has to be a big advantage to you!

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

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

Electric heating;
uPVC double glazing;
Fitted throughout with a wood effect laminate floor (except to the bathroom)
Oak veneer doors throughout.

COMMUNAL ENTRANCE HALL

The property is accessed via a communal door with stairs to the first floor and door leading into:

INNER HALL

With access into the loft. Cupboard housing cylinder tank.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN



A lovely open L-shaped space split into three areas: dining, kitchen and relaxing.

KITCHEN & DINING AREA

15'7" x 9'9" (4.77 x 2.99)



Fitted with a range of base and wall units in cream with silver handles and wood effect worktop over with matching splash-back. Includes 1.5 bowl stainless steel sink with modern mixer tap, integrated electric oven, 4-ring electric hob over and stainless steel splash-back, integrated fridge and freezer, dishwasher.

Ample space for a dining table, window to the rear and wall mounted intercom system Opening into:

LOUNGE

15'3" x 10'3" (4.66 x 3.14)



With television point, wall mounted electric heater and double uPVC doors onto Juliette balcony.

BEDROOM ONE

11'2" x 8'6" plus cupboards (3.41 x 2.61 plus cupboards)



Double room to the front with a pleasing outlook, television point and set of built-in wardrobes with sliding doors.

BEDROOM TWO

10'0" plus cupboards x 8'5" (3.05 plus cupboards x 2.58)



Double room with range of built-in cupboards with three sliding doors, one with a mirror front.

BATHROOM

6'7" x 5'8" (2.03 x 1.73)



Fitted with shower with clear screen and sliding door and wall mounted chrome shower and attachments, pedestal wash basin with chrome mixer tap and low level WC, chrome ladder style radiator. Fitted around sanitary fittings with cream ceramic tiles, spotlighting, frosted window to the rear, fan and shaver point.

PARKING & GARAGE

16'1" x 10'11" (4.91 x 3.35)



Parking for one car immediately in front of the garage on the brick paved drive and an up and over door leads to a larger than average single garage with painted floor, plumbing for washing machine and space for additional appliances.

OUTLOOK



From the front over trees to the cemetery and the Solway Firth in the distance.

DIRECTIONS

From Workington Town Centre continue onto Harrington Road taking the turning to the left onto Infirmary Road. The property is located on the left hand side heading towards the end of the road.

COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) that this property is placed in Tax Band B.

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.

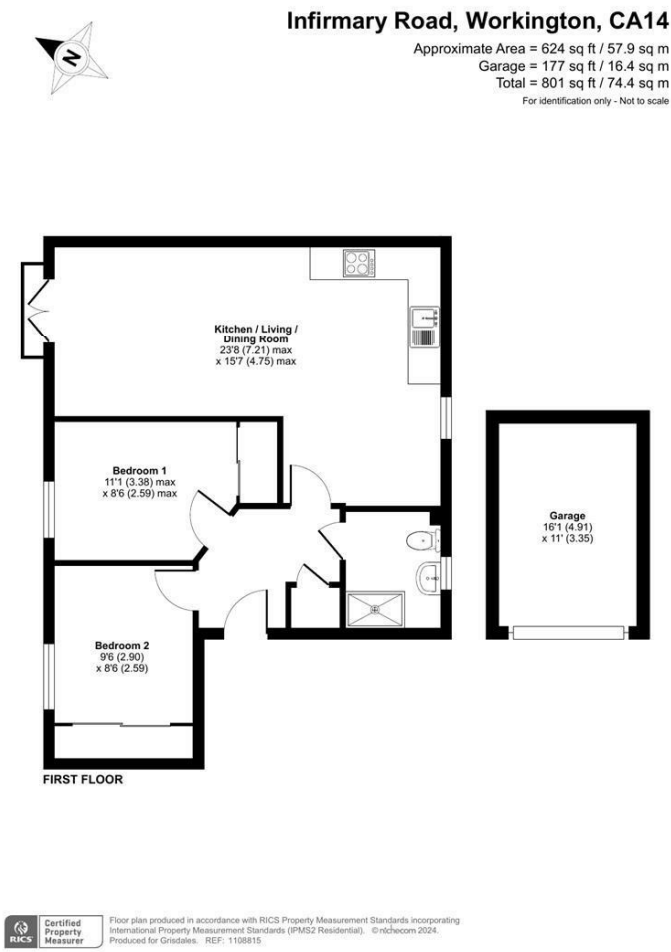
MORTGAGE ADVICE

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.

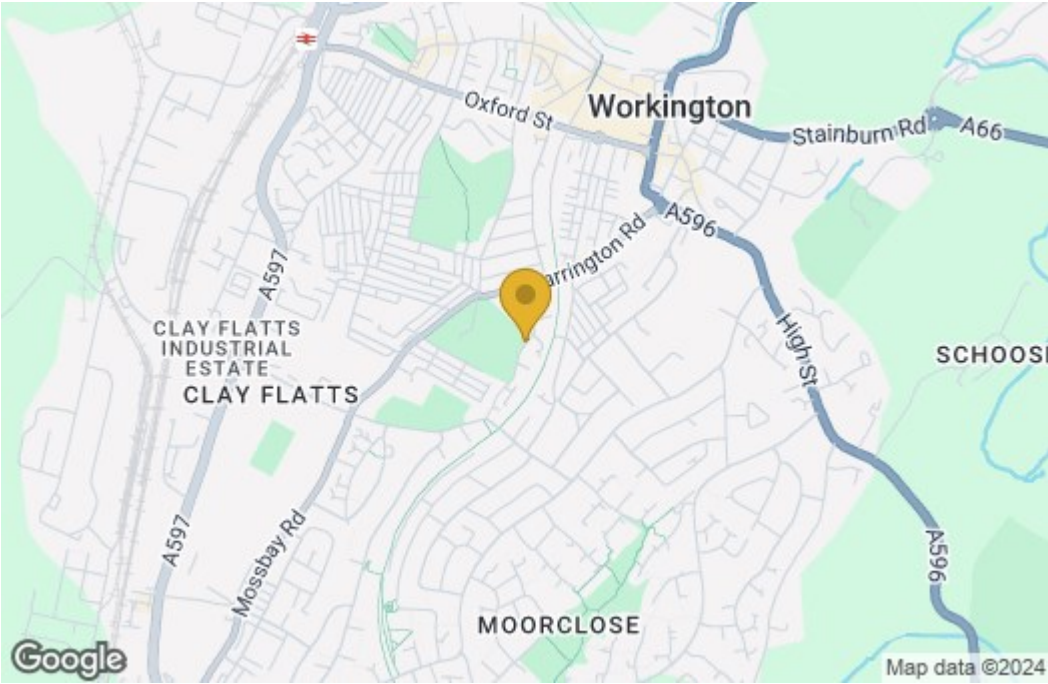
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

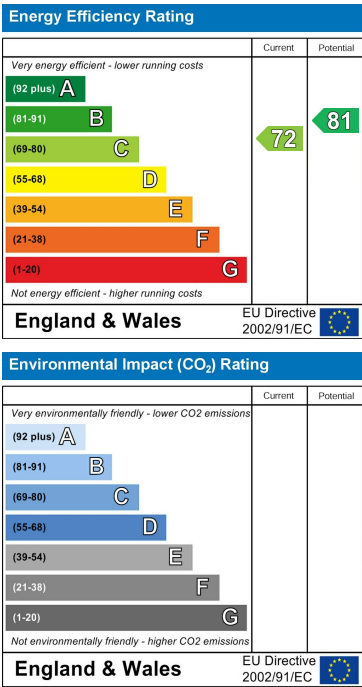
Floor Plan



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.