

34 Ling Beck Park, Workington, CA14 1JQ

£175,000

Situated on a sizeable corner plot, on a very popular estate in the Village of Seaton, this large bungalow offers an exciting opportunity to create your dream home. With generous front and rear gardens, the property enjoys excellent outdoor space, perfect for family life or entertaining.

Inside, the home features a spacious open-plan living, kitchen, and dining area – the heart of the home, ideal for modern living. There are four well-proportioned bedrooms, a main bathroom, a separate shower room, and a useful utility room, offering flexible accommodation for families or downsizers alike. An extension is partially completed, providing scope to further enhance and personalise the space to your taste. While the property would benefit from some TLC, it presents a fantastic opportunity for those looking to add value and make a home their own.

With its prime corner position and excellent layout, this property has huge potential – early viewing is highly recommended, call us today on 01900 829977.

THINGS YOU NEED TO KNOW

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

ENTRANCE

Via front door into:

HALLWAY

Radiator, storage cupboards, laminate flooring, doors leading to:

DINING ROOM

14'5" x 11'5" (4.41 x 3.49)



Long front aspect double glazed windows, laminate flooring, radiator, straight through into:

KITCHEN

19'0" x 9'6" (5.81 x 2.91)



Range of cream gloss wall and base units with complementary work surfaces, integrated microwave, electric oven, induction hob and extractor fan, wine fridge, sink and drainer unit, dishwasher (needs replaced). Rear aspect double glazed window, laminate flooring, door leading to utility in extension. Leads straight through into:

LIVING ROOM

11'11" x 11'2" (3.64 x 3.42)



Part of the extension; laminate flooring, patio doors leading to rear external.

BEDROOM 1

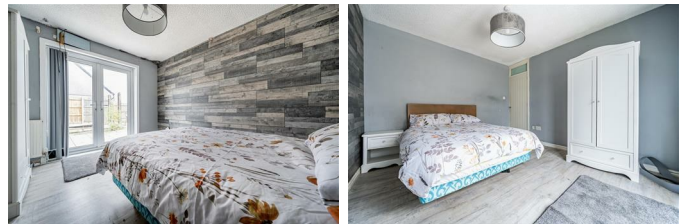
12'7" x 10'3" (3.84 x 3.14)



Double in size, front aspect double glazed window, radiator.

BEDROOM 2

11'7" x 10'3" (3.54 x 3.14)



Double in size, rear aspect double glazed window, radiator.

BEDROOM 3

10'5" x 9'3" (3.19 x 2.83)



Single in size, front aspect double glazed window, radiator.

BATHROOM



Four piece suite comprising of walk in shower, bath, W.C and wash basin. Rear aspect frosted window, radiator.

BEDROOM

12'0" x 8'3" (3.66 x 2.54)



Double room in the property extension, rear aspect double glazed window.

SHOWER ROOM

W.C functioning, walk in shower is not plumed in. Needs attention.

UTILITY ROOM

8'5" x 5'0" (2.59 x 1.54)

Wooden wall and base units, plumbing for washing machine, side aspect window.

GARAGE

16'4" x 9'4" (5.00 x 2.85)

Manual front door (needs replaced), wall mounted combi boiler, electrics and light fitted.

FRONT EXTERNAL



Corner plot with grassed lawn alongside driveway parking for one vehicle.

REAR EXTERNAL



Paved patio area alongside artificial turf and decking.

DIRECTIONS

Leaving Workington Town Centre, turn left onto Vulcans Lane. At traffic signals turn left onto Oxford Street. At roundabout take 1st exit (into left lane). At traffic signals turn left onto Washington Street A596. Continue ahead at traffic lights. At Calva Brow roundabout take 2nd exit for Seaton. Enter the village of Seaton, turn left onto Ling Beck Park just before the shops. Continue along Ling Beck Park taking the second right turn, where the property can be found on the corner.

COUNCIL TAX

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

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.

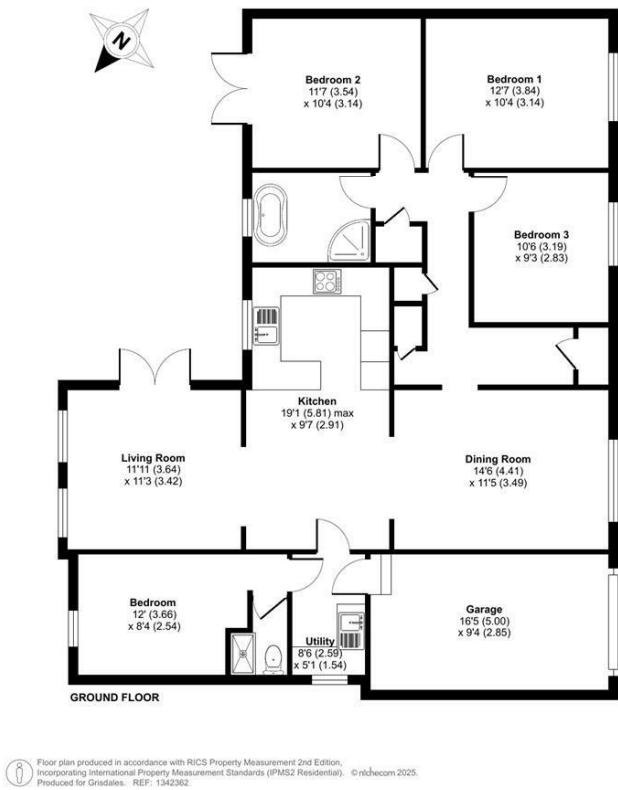
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let

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.

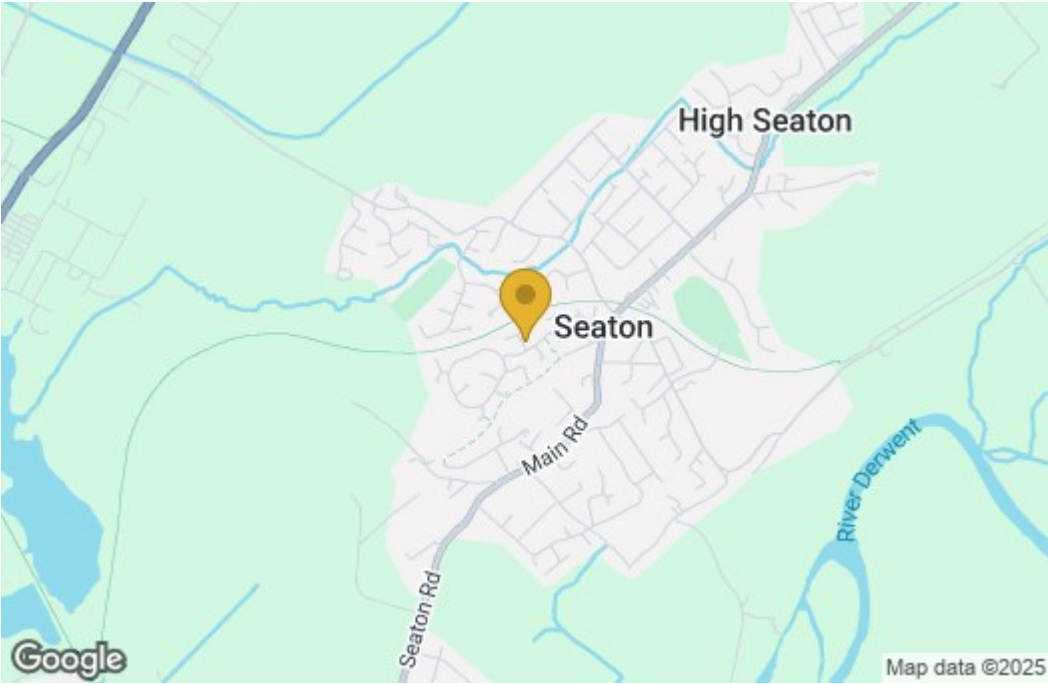
Floor Plan

Ling Beck Park, Seaton, Workington, CA14

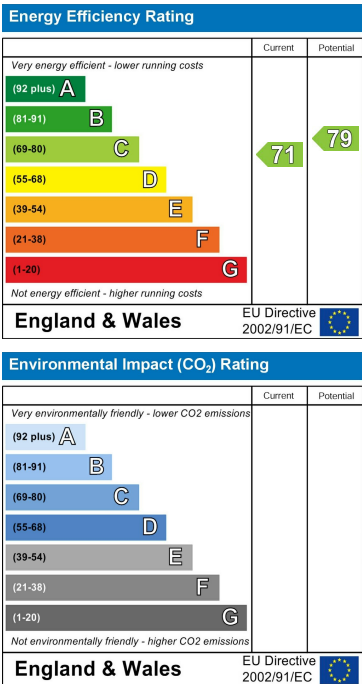
Approximate Area = 1213 sq ft / 112.6 sq m
Garage = 154 sq ft / 14.3 sq m
Total = 1367 sq ft / 126.9 sq m
For identification only - Not to scale



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.