



GRISDALES

PROPERTY SERVICES



71 Moorlands Drive, Workington, CA14 4UJ

£125,000

FIRST TIME BUYER? INVESTOR? Or just looking for simple living in a highly desirable area on the edge of Workington? Then look no further than this modern two bed roomed mid-link house! There's a good sized garden to the rear including patio and shed and off road parking and inside a lounge, kitchen, two bedrooms and bathroom all warmed up by efficient gas central heating and double glazing!

*** 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

Gas central heating;
Double glazing.

HALLWAY

Assessed via a front door into hallway with access to 1st floor and door to:

LOUNGE

13'10" x 12'2" (4.23 x 3.71)

Window overlooking the front garden, electric fire and door to:

KITCHEN

12'2" x 6'10" (3.72 x 2.10)

With a range of base and wall units, plumbing for washing machine, electric oven, gas hob, stainless steel sink and door to rear garden.

STAIRS TO FIRST FLOOR

With doors to bathroom and bedrooms.

BATHROOM

6'3" x 5'10" (1.93 x 1.79)

With cream suite comprising WC, wash hand basin and bath with shower over.

BEDROOM ONE

9'4" x 6'1" (2.86 x 1.87)

With storage cupboard.

BEDROOM TWO

12'4" x 9'0" (3.78 x 2.75)

A large front bedroom.

EXTERNAL

Small enclosed courtyard garden to the rear and lawned garden to the front. Parking is in the double parking space in front of the back gate to the property.

DIRECTIONS

From Workington on the Stainburn Road roundabout, take the first exit for Stainburn. Take the second right onto Moor Road. Take the second right again onto Moorlands Drive and follow the road round. Number 71 is in a cul-de-sac on the right hand side, which is just off the first left turn.

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 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 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.

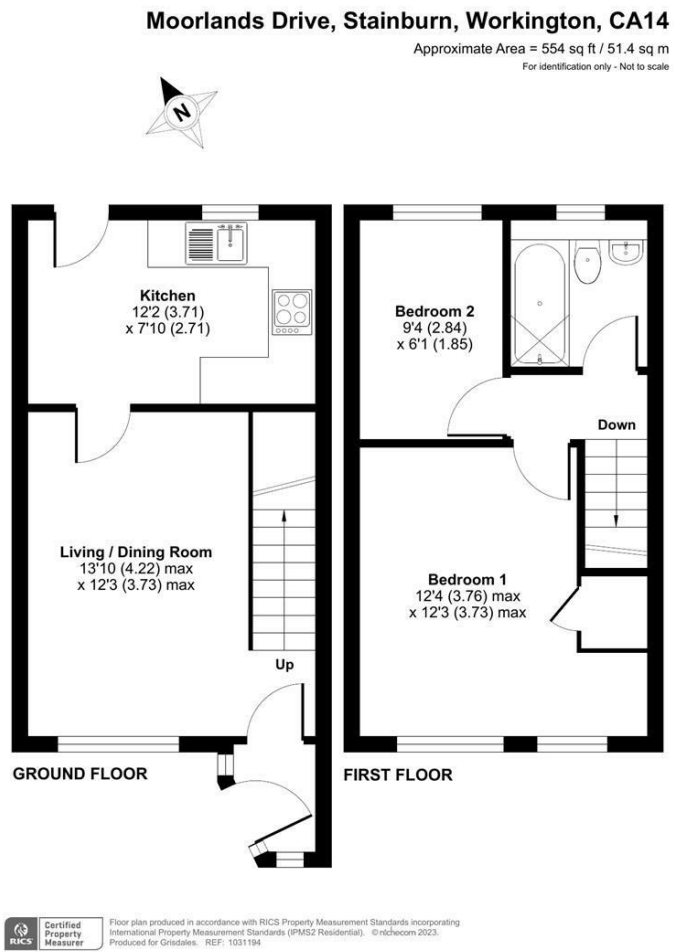
Mortgage Advice Bureau - Doing what's right for you.

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.

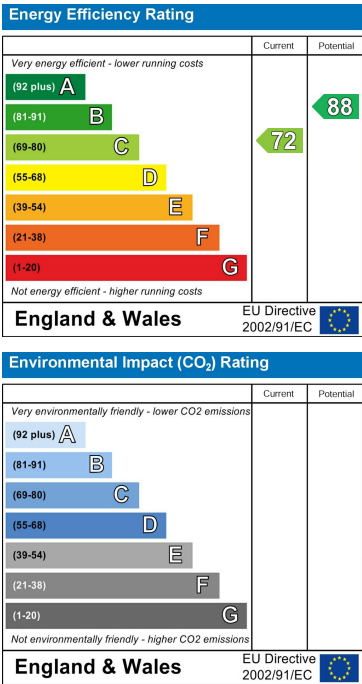
Floor Plan



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.