



# GRISDALES

PROPERTY SERVICES



**40 Devonshire Street, Workington, CA14 3DE**

**£95,950**

WITHIN JUST A FEW MINUTES WALK OF THE TOWN CENTRE you'll find this spacious three storey four bedroomeed end of terraced house. Positioned perfectly to capture lots of natural light it occupies a great position on the corner of two streets in a popular residential area with immediate access to schools and shops.

Although in need of some love and attention it offers great space internally including two reception rooms and a kitchen downstairs and four bedrooms and a bathroom on the first floor. There's a small yard, outhouse, parking on the road, gas heating and double glazing.

COME AND HAVE A LOOK!!!

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T: 01900 829 977 | E: cockermouth@grisdales.co.uk

## THINGS YOU NEED TO KNOW

Gas central heating  
Double glazing

## ENTRANCE

The property is accessed via a UPVC door into:

## LOBBY

Stairs to the first floor.

## LOUNGE

12'5" x 10'2" (3.81 x 3.10)



With bay window onto John Street and window to side. Fireplace surround and tiled hearth. Ceiling rose and coving. Television point.

## RECEPTION ROOM 2

13'0" x 10'7" (3.97 x 3.25)



With window onto Devonshire Street and window into the yard. Coving. Understairs cupboard. Glazed door leading into:

## KITCHEN

10'5" x 7'5" (3.20 x 2.28)



Fitted with a range of base and wall units in white gloss with

wood effect laminate worktop over and pink painted ceramic tile splashback. Includes stainless steel sink with mixer tap, integrated electric oven with 4-ring hot electric hob over and extractor fan. Plumbing for washing machine. Wood effect laminate floor. Door to the rear.

## FIRST FLOOR LANDING

with stairs to the second floor and window to Devonshire Street.

## BEDROOM 1

10'4" x 9'3" (3.15 x 2.82)



Double room with large window onto John Street and window onto Devonshire Street. Coving.

## BEDROOM 2

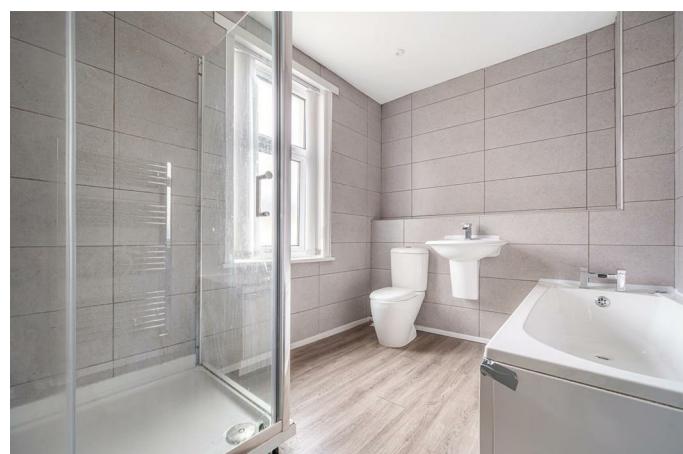
12'11" x 10'10" (3.95 x 3.32)



With window onto Devonshire Street. Feature fireplace. Louvre fronted cupboard. Giving access into:

## FAMILY BATHROOM

10'11" x 7'3" (3.35 x 2.23)



Fitted with bath with mixer tap, wall mounted wash basin

with mixer tap, low-level WC and shower enclosure with clear door and wall mounted, chrome shower and attachments. Fitted throughout the bathroom with grey ceramic tiles. Wood effect laminate floor. Spotlighting. Ladder style radiator. Window on to Devonshire Street.

## SECOND FLOOR LANDING

### BEDROOM 3

12'7" x 10'4" (3.85 x 3.16)



Double room with a window onto John Street. Feature fireplace. Partly under eaves

### BEDROOM 4

12'6" x 10'4" (3.83 x 3.17)



Double room with Velux rooflight. Partly under eaves.

## EXTERNAL



Concrete yard with outhouse and a gate onto Devonshire Street.

## DIRECTIONS



The property is located on the corner of Devonshire Street and John Street.

## 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**

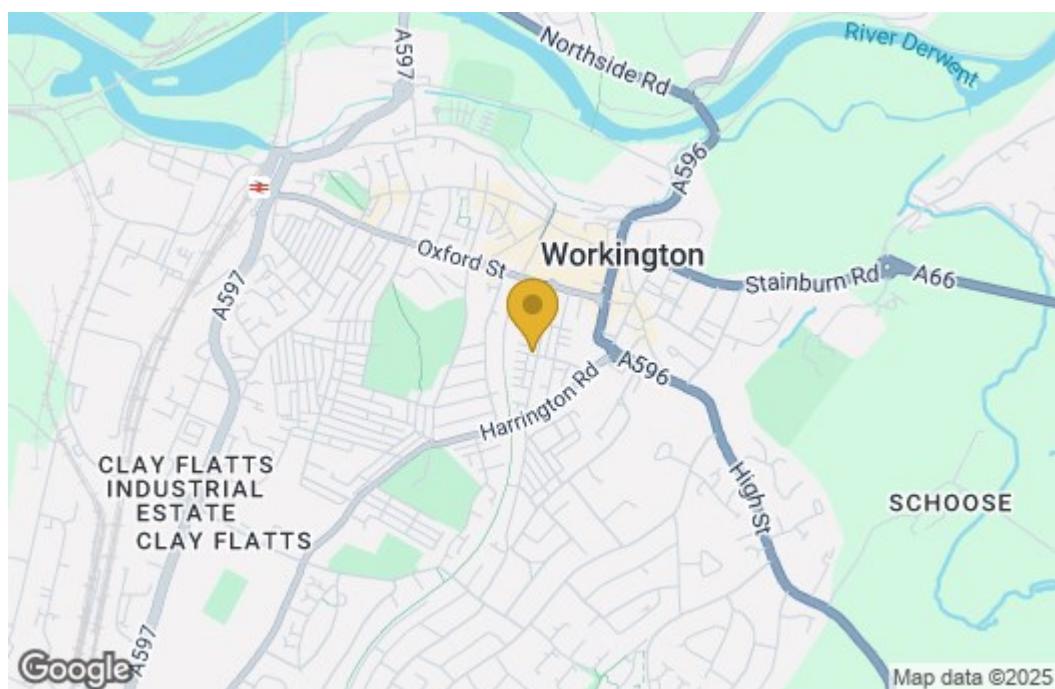
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

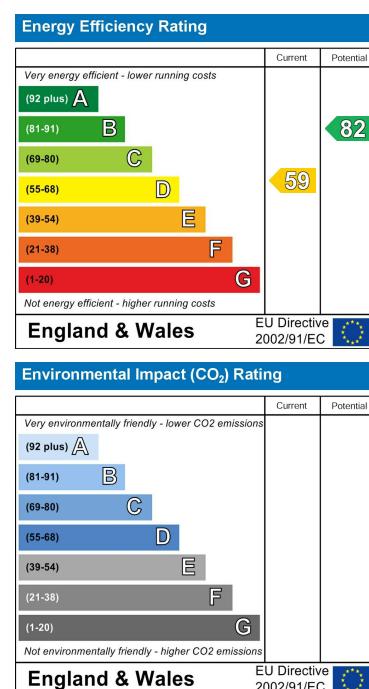
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.