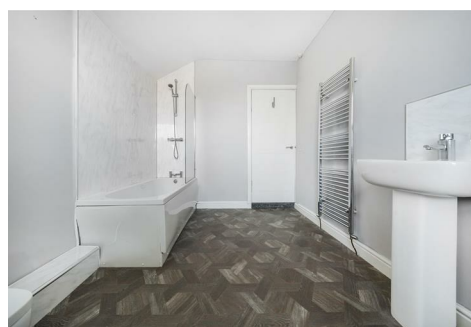




GRISDALES

PROPERTY SERVICES



6 Frostoms Road, Workington, CA14 3UP

£122,000

Perfect as a first step onto the property ladder, just minutes from a top-notch supermarket, great schools, and all the everyday essentials, it's an ideal pick for young buyers craving a practical, welcoming space with plenty of personality. Set among similar homes in a friendly, well-loved neighbourhood, this gem is ready for someone to make it their own—and we know you'll fall for everything it has to offer.

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

Helping you find your perfect new home...

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 with a clear panel above, leading into:

INNER LOBBY

With coving and white painted door with chrome ironmongery, leading into:

INNER HALLWAY

With stairs to the first floor and door leading into:

LOUNGE/DINING ROOM

12'4" x 9'8" / 12'11" x 9'8" (3.78 x 2.96 / 3.95 x 2.96)



A lovely light and airy room with lounge at the front and dining area to the rear, large window overlooking the front and large window into the rear yard, wall mounted electric fire, television point, coving and door leading into:

KITCHEN

15'3" x 7'11" (4.66 x 2.42)



Fitted with a range of base and wall units with a matt finish in dove grey with wood effect laminate worktop over with matching upstand. Includes stainless steel sink with mixer tap, plumbing for washing machine, integrated electric oven with 4-ring hob over and space for fridge/freezer. Vinyl floor covering, uPVC door to the rear, windows to the side and the rear and useful understairs cupboard housing electrics.

FIRST FLOOR LANDING

With cupboard.

BEDROOM ONE

13'2" x 12'4" (4.03 x 3.78)



Lovely double bedroom to the front and coving. Recess within chimney breast recess.

BEDROOM TWO

12'11" x 7'10" (3.95 x 2.40)



Double room to the rear.

BATHROOM

11'3" x 8'0" (3.45 x 2.44)



Fitted with bath and shower over, clear screen and waterproof panelling, low level WC, pedestal wash basin with chrome tap and splashback and chrome ladder style radiator. Cupboard housing gas boiler, frosted window to the rear, extractor fan and vinyl floor covering.

REAR YARD



L-shaped rear yard with outhouse and gate to the rear.

DIRECTIONS

From Harrington Road, just after Fearons Flowers and

opposite the Spar turn onto Frostoms Road and the property is on the left.

W3W///closet.shed.straw

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.

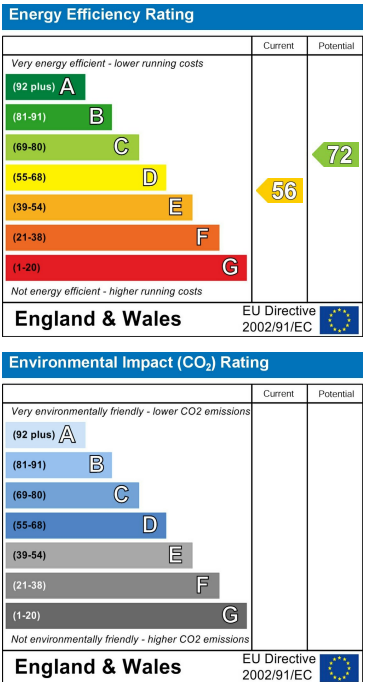
Floor Plan



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.