



16 Clifton Court, Workington, CA14 3HR

£190,000

WHAT A PUNCH THIS GIVES!

Here you have a great three bedroomed semi-detached house which is quietly tucked away within the small development of Clifton Court. It has been well loved by two generations of the same family for many years and although well maintained it's time for it to be refreshed - a perfect opportunity to buy a great home in a great area ready for you to put your mark on it. However, what makes it that little bit special is the 33' long garage at the side which is perfect if you need space for a classic car or similar, or it could be incorporated into an extension of the house.

Either way you'll find it a great asset.

The gardens are fabulous. and the back garden in particular has a great assortment of well established and mature shrubs and trees, the planting of which was once done very thoughtfully.

WE DON'T THINK YOU'RE GOING TO BE DISAPPOINTED!

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

THINGS YOU NEED TO KNOW

Gas central heating and double glazing.

ENTRANCE

The property is accessed via a uPVC door with frosted glazing panels and that leads into:

ENTRANCE HALL

With telephone point, coving, stairs to the first floor and understairs cupboard housing gas meter. Further cupboard with shelving, frosted window to the side and tiled wall.

LOUNGE

14'6" including bay x 12'2" (4.42m including bay x 3.71m)



With square bay window, telephone point, electric fire in wood surround and coving.

DINING ROOM

12'2" x 10'7" (3.72m x 3.24m)



With gas fire on tiled hearth with matching fireplace, sliding aluminium doors to the rear, small serving hatch to the kitchen. Coving and telephone point.

KITCHEN

8'9" x 8'5" (2.67 x 2.57)



Fitted with a modern range of base and wall units in two tone grey with a white and grey marble effect laminate worktop over and grey painted tiles. Includes integrated electric oven with 4-ring hob over, extractor fan, stainless steel sink with mixer tap and an integrated fridge. Window overlooking the rear garden, wood effect vinyl floor covering and wooden door with frosted glazing panel leads into garage.

FIRST FLOOR LANDING

With frosted window to the side and cupboard with shelving and additional cupboard above. Additional cupboard above the staircase.

BEDROOM ONE

14'9" x 12'0" including bay (4.50 x 3.67 including bay)



With square bay window to the front, coving, access into the loft and range of built-in wardrobes with sliding doors.

BEDROOM TWO

12'2" x 10'7" (3.73 x 3.25)



Double room to the rear with built-in wardrobe with sliding doors and wall mounted shelving and coving.

BEDROOM THREE

8'2" x 7'2" (2.49 x 2.20)



Single room to the front with built-in cupboard and shelving.

BATHROOM

8'6" x 5'4" (2.61 x 1.65)



Fitted with shower with sliding door and wall mounted shower and attachments, pedestal wash basin and low level WC in champagne colour with matching ceramic tiles and bathroom accessories in chrome and glass. Frosted window to the rear.

PARKING AND DRIVE

A long brick paved drive for at least two vehicles leads to a single garage.

GARAGE

33'2" x 12'3" maximum (10.13 x 3.74 maximum)



With up and over door and pit. Two windows the side, upvc door to the front and pedestrian door into the rear garden. Range of shelving etc and door leading into WC

FRONT GARDEN

With well established shrub and floral borders, all nicely maintained and with terracotta coloured gravel.

REAR GARDEN



With paving to the rear of the property and outside tap. Paving leads to an attractive lawn surrounded with well established shrub and floral borders. There is a further lawn beyond with summer house, greenhouse and garden shed. Terracotta shillies, paving stones and well established and well maintained shrub and floral borders.

OUTLOOK

From the rear an aspect over rooftops and trees and countryside in the distance.

DIRECTIONS

Heading out of Workington on High Street take the right hand turn onto Newlands Lane and then left onto Hawkshead Avenue. Take the first turn into the left which is Clifton Court.

COUNCIL TAX

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

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

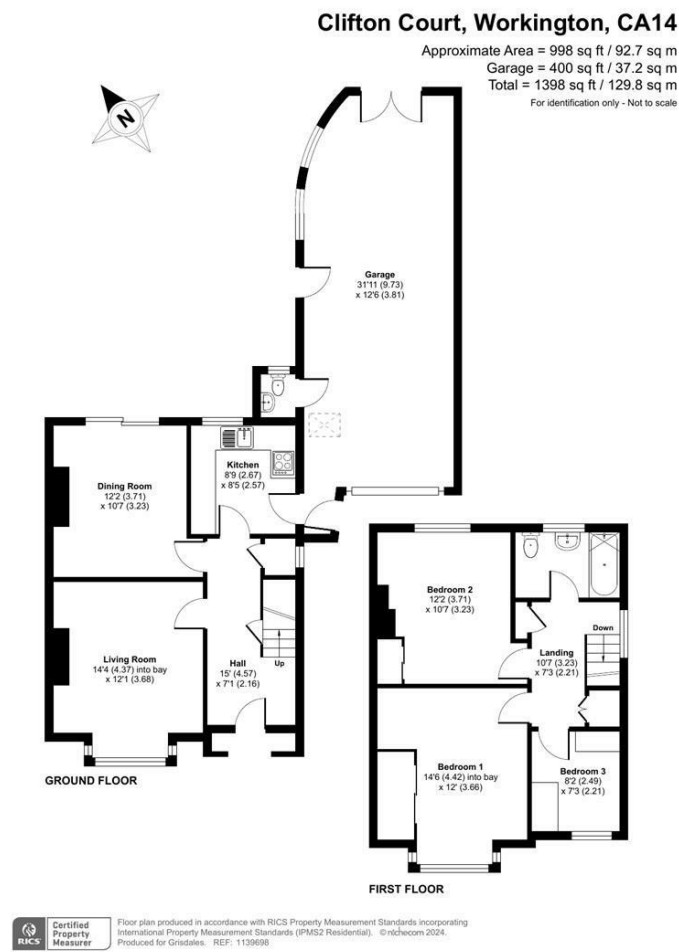
Grisdales are proud to partner with The Right Advice Cumbria (Gary Pollard), a team of local expert advisers with years of experience in the financial services industry. Whether you are purchasing your first home, moving to a new home, re-mortgaging, or investing in property, our dedicated team is here

to guide you to the perfect solution tailored to your needs.

By working with us, you will benefit from access to multiple lenders, competitive rates, and a dedicated service aimed at saving you time, effort, and money. 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. You may be charged a fee for mortgage advice. The precise amount will depend on your circumstances, but we estimate it will be £495.

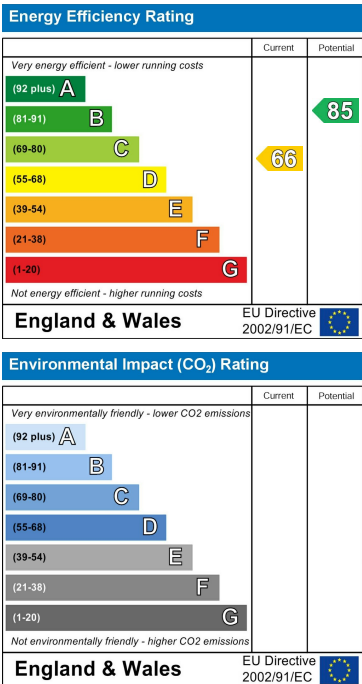
Floor Plan



Area Map



Energy Efficiency Graph



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