



# GRISDALES

PROPERTY SERVICES



**37 Milburn Street, Workington, CA14 2XT**

**£40,000**

\*\*\*SOLD PRE MARKET\*\*\*

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](mailto:cockermouth@grisdales.co.uk)

## HALLWAY

UPVC front door into hallway with access to stairs and doors to;

## FRONT RECEPTION

10'2" x 10'3" (3.10 x 3.12)

Window to the front elevation.

## REAR RECEPTION

13'3" x 10'4" (4.04 x 3.15)

Window to the rear elevation, door to under-stairs storage cupboard, door to;

## KITCHEN

6'11" x 8'7" (2.11 x 2.62)

## LOBBY/UTILITY AREA

Door to rear yard.

## BATHROOM

5'1" x 5'6" (1.55 x 1.68)

With white suite, comprising; bath with shower over, basin and w.c.

## STAIRS TO FIRST FLOOR

Doors to bedrooms.

## BEDROOM ONE

13'3" x 9'11" (4.04 x 3.02)

Double bedroom, window to the front with built in storage cupboard.

## BEDROOM TWO

13'2" x 10'6" (4.01 x 3.20)

Double bedroom, window to the rear with airing cupboard housing boiler.

## EXTERNALLY

There is an enclosed rear yard. Parking is on street to the front. Any permits required will need to be sought from Cumberland council.

## FACILITIES

The property has gas central heating and double glazing.

## DIRECTIONS

From Workington Train Station heading into the town centre on the B5297 Station Road, take the first right turning onto Belle Isle Street which turns into Gladstone Street. Take second left onto Milburn Street. Number 37 can be found on the right hand side, identified by a Grisdales To Let board.

## COUNCIL TAX

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

## VIEWINGS

To view this property, please contact us on 01946 693931.

## 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

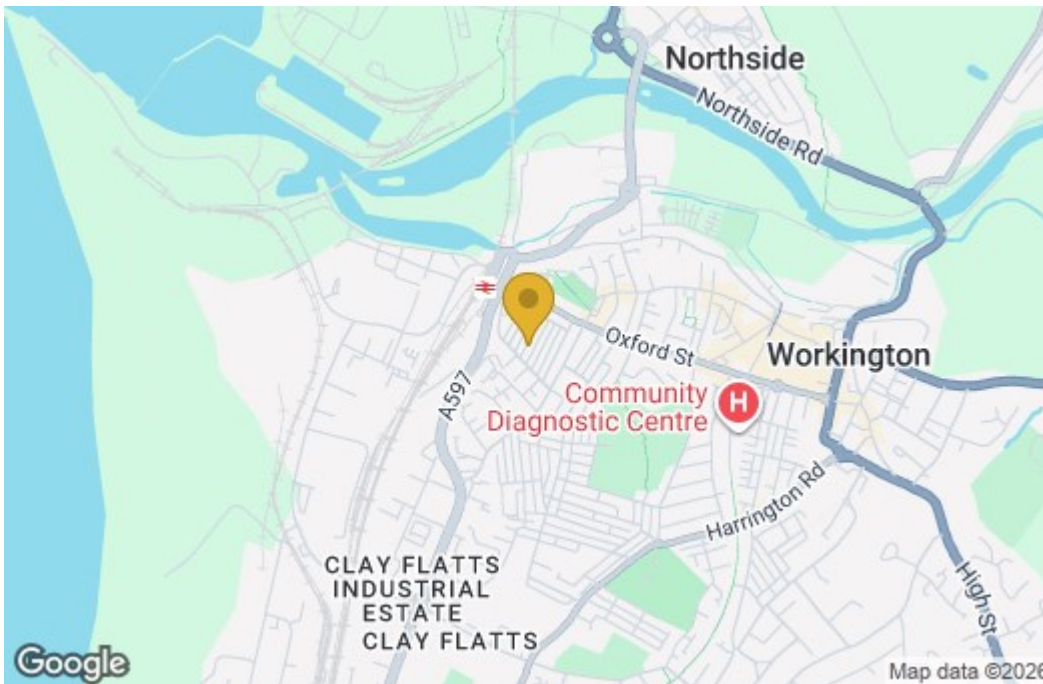
UK.

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.

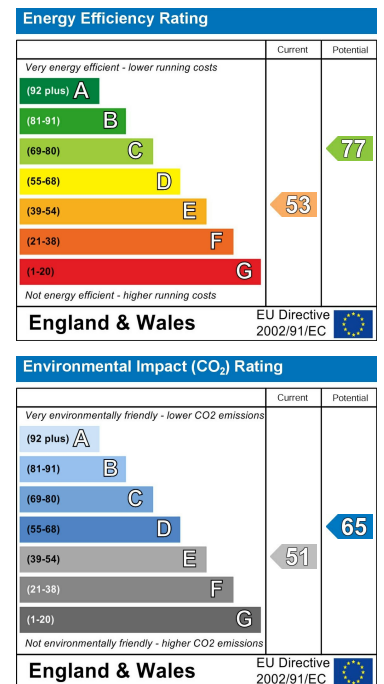
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.