



22 Harcourt Street, Workington, CA14 2XL

£59,000

This terraced house presents an opportunity for those seeking a project to transform a property into their dream home or ideal rental investment. With two spacious double bedrooms and two reception rooms there is ample accommodation and living space for individuals or couples alike. While the property requires a full renovation, it offers a blank canvas for creative minds to reimagine the interior to suit their personal style. The potential is vast, allowing for the creation of a modern living space that meets contemporary standards.

Conveniently located, this home is just a stone's throw away from the town centre, ensuring that all local amenities, shops and services are within easy reach. Additionally, excellent transport links nearby make commuting a breeze. Call us on 01900 829977 to take a look around.

THINGS YOU NEED TO KNOW

The property benefits from gas central heating, double glazing, mains water, drainage and electricity.

ENTRANCE



Is via a uPVC door leading into:

HALLWAY

Radiator, stairs to first floor. Doors leading to:

LIVING ROOM

10'2" x 9'10" (3.12 x 3.02)



Front aspect double glazed window, electric fire, radiator.

DINING ROOM

12'11" x 10'4" (3.94 x 3.15)



Rear aspect double glazed window, gas fire, radiator and under stairs storage cupboard.

KITCHEN

8'3" x 6'0" (2.54 x 1.84)



With a range of wooden wall and base units with complementary work surfaces. Side aspect double glazed window, sink and drainer unit and neutral wall tiling.

INNER HALLWAY

Cupboard housing boiler. UPVC door leading to rear external.

BATHROOM



Three piece suite comprising of walk-in shower, W.C and wash basin. Side aspect frosted double glazed window. A mix of UPVC panelling and wall tiling.

BEDROOM 2

12'11" x 10'2" (3.96 x 3.12)



Double in size, front aspect double glazed window, radiator.

BEDROOM 1

13'1" x 10'9" (3.99 x 3.28)



Double in size, rear aspect double glazed window, radiator.

EXTERNALLY



There is a yard to the rear of the property. Parking is by way of on street to the front.

DIRECTIONS

In Workington, turn left onto Washington St/A596, then turn right onto Jane St/B5297 and continue to follow the B5297. At the roundabout, take the 3rd exit onto Oxford St/B5297 and continue to follow the B5297. Turn left onto Milburn St, then right onto Fletcher St and then turn left onto Harcourt St, where the property is located on the right hand side.

W3W: ///simply.enhancement.dull

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.

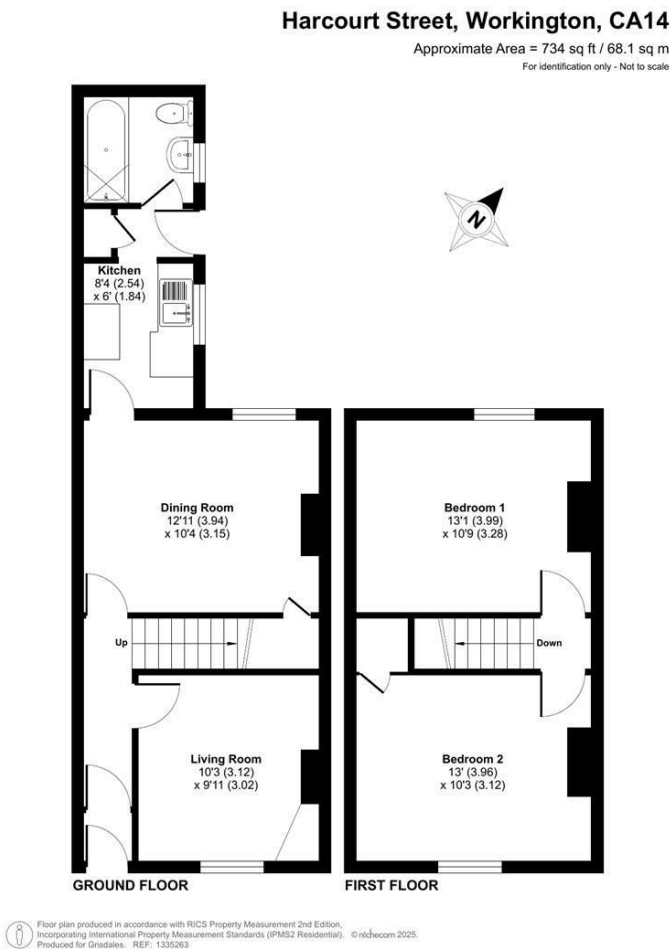
MORTGAGE ADVICE

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.

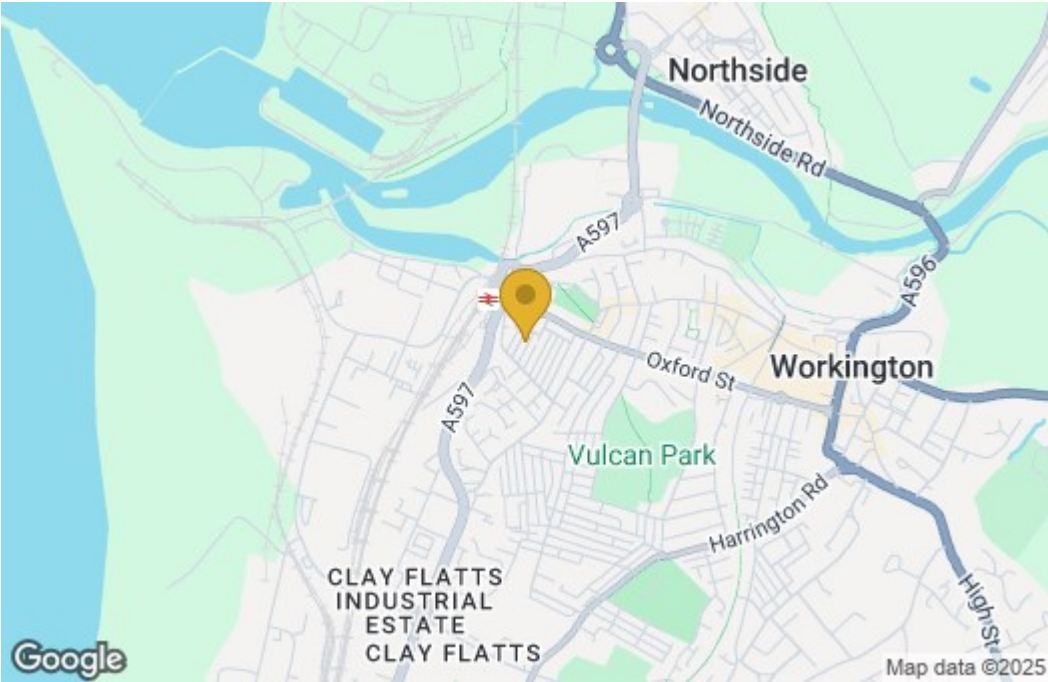
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

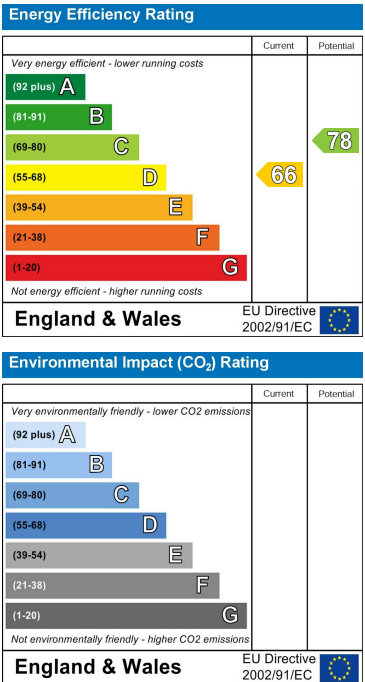
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.