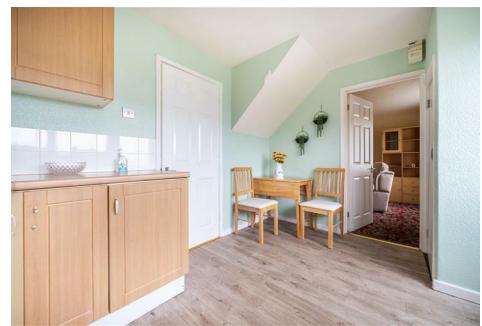




GRISDALES

PROPERTY SERVICES



12 Coronation Drive, Workington, CA14 5LS

£79,995

Located on Coronation Drive in the residential area of Salterbeck, this three bedroom semi-detached house presents a wonderful opportunity for those seeking a project and will make a perfect family home, but is also a great investment. Boasting one reception room, three bedrooms, and a wetroom, this property, which has good gardens to front and rear, offers the potential to be transformed into a cosy and inviting home.

While it may need some work, this property provides a blank canvas for those with a vision to create a space that will reflect their style and the location ensures easy access to local amenities, schools, and transport links, making it a convenient choice for families or individuals alike.

Embrace this opportunity to turn this house into a warm and welcoming home that you can proudly call your own.

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 HALL

The property is accessed via a UPVC front entrance door. Door off to living/dining room. Staircase to first floor.

LIVING/DINING ROOM

18'11" x 11'3" (5.77 x 3.45)



With windows to front and rear aspects. Wooden fireplace with electric fire with chrome and black surround, marble effect back and hearth. Radiator.

KITCHEN

11'3" x 8'9" (3.45 x 2.67)



The kitchen is a good size, fitted with light wood effect units with chrome handles, tiled splashbacks and complementary worktops. Stainless steel sink and drainer. Pantry. Wood effect laminate flooring.

REAR HALL/UTILITY

8'0" x 6'11" (2.44 x 2.13)



Gas meter. Vinyl flooring. Under stair cupboard.

FIRST FLOOR LANDING

Cupboard with boiler. Access to loft.

BEDROOM 1

13'3" x 11'3" (4.04 x 3.45)



With window to front aspect. A decent double bedroom. Radiator.

BEDROOM 2

13'1" x 8'2" (3.99 x 2.51)



With window to front aspect. Double bedroom. Radiator.

BEDROOM 3

8'3" x 8'2" (2.54 x 2.51)



With window to rear aspect. Excellent views. Radiator.

WETROOM



Electric shower, low level WC and pedestal wash hand basin. Marble effect wall panelling.

FRONT EXTERNAL



To the front of the property is a lawned garden, bordered with fencing.

REAR EXTERNAL



To the rear of the property is an attractive garden with concrete paving, lawn and shed.

DIRECTIONS

Leave the centre of Workington via Vulcans Lane, at traffic signals turn right onto Oxford Street. At Railway Station junction turn left onto A597. At roundabout continue straight ahead. At mini roundabout continue straight ahead. Turn left onto Salterbeck Drive and continue through 2 mini roundabouts. Continue onto Holden Road. Turn left onto Coronation Drive.

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.

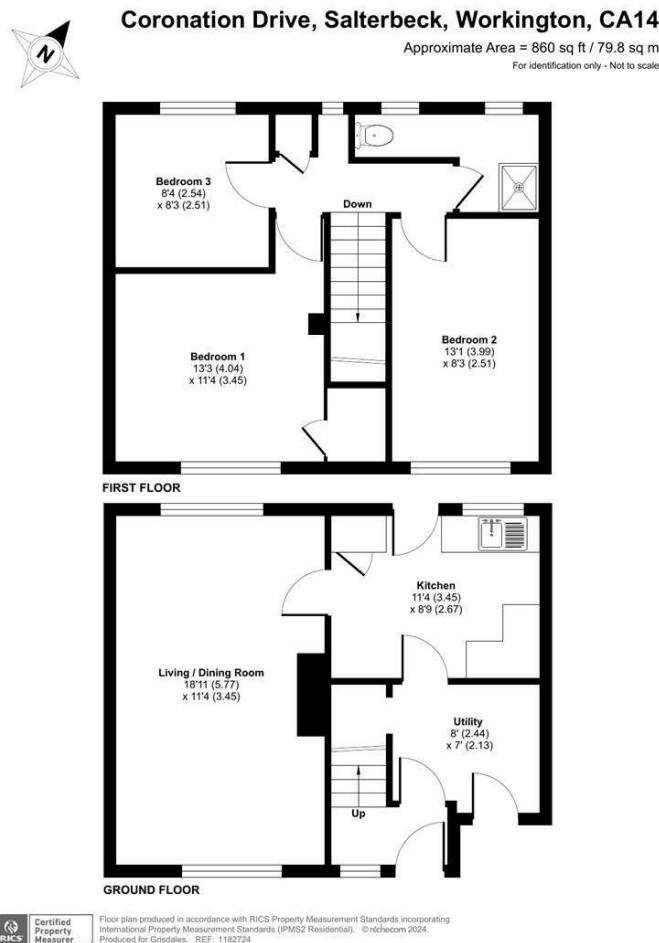
MORTGAGE ADVICE

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.

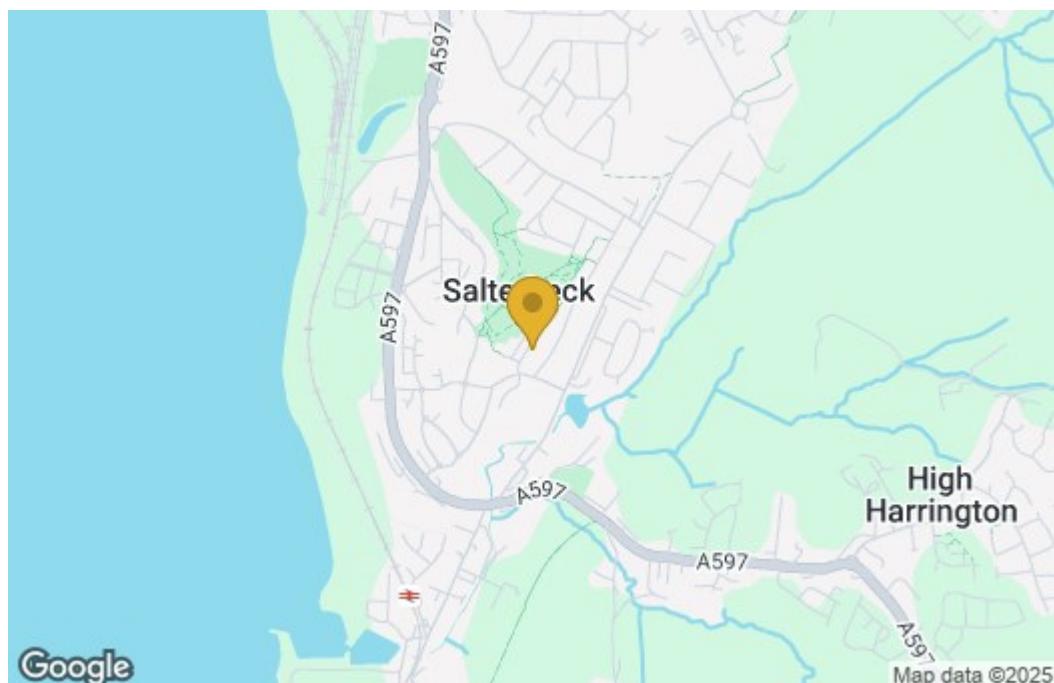
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

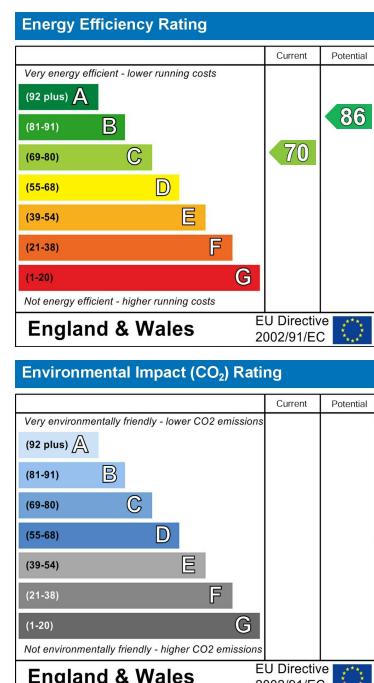
Floor Plan



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.