

## 1 Newlands Gardens, Workington, CA14 3PG

**Offers Around £83,000**

YOU REALLY MUST COME AND SEE!

This end-of-terrace property presents an excellent opportunity for anyone seeking an affordable home. Featuring a contemporary kitchen and bathroom, two double bedrooms, and a spacious lounge, it combines style with practicality.

Inside, you'll be welcomed by a warm and inviting atmosphere, enhanced by neutral décor that flows throughout the home. This versatile design allows for easy personalisation, so you can truly make it your own. The property also offers ample storage, providing plenty of space for everyday living.

Outside, the private rear garden is perfect for relaxing or for children to play safely. Off-road parking is conveniently available nearby, ensuring ease and accessibility for you and your guests. To arrange a viewing, call us today on 01900 829977.

## THINGS YOU NEED TO KNOW

The property benefits from gas central heating, double glazing, mains water, drainage and electricity. All fixtures, fittings including carpets, blinds and curtains as shown are all included.

## ENTRANCE

Entrance is via UPVC front door into:

## HALLWAY

Two storage cupboards, stairs leading to first floor, doors leading to:

## LIVING/DINING ROOM

16'6" x 13'1" (5.03 x 4.01)



Front aspect double glazed window, radiator, storage cupboard housing a wall mounted combi boiler, patio doors leading to garden:

## KITCHEN

13'1" x 6'11" (4.00 x 2.12)



Range of white gloss wall and base units with complementary work surfaces. Integrated electric oven and gas hob with extractor fan above. Sink and drainer unit. Plumbing for washing machine. Rear aspect double glazed window. UPVC part glazed door leading to Garden.

## FIRST FLOOR LANDING

Storage cupboard. Doors leading to:

## BEDROOM 1

13'1" x 9'7" (4.01 x 2.93)



Front aspect double glazed window. Radiator. Double in size. Built in storage cupboard.

## BEDROOM 2

14'2" x 10'2" (4.32 x 3.12)



Front aspect double glazed window. Radiator. Double in size.

## BATHROOM



Two piece suite, comprising of bath and wash basin. Radiator. Rear aspect frosted window. Wall tiling. W.C is in a separate room next door.

## FRONT EXTERNAL



Unallocated, first come first served parking.

## REAR EXTERNAL



Shillied area alongside grassed lawn.

## DIRECTIONS

Heading up the A596 on High Street, take the right turn onto Newlands Lane, take the 4th left onto Newlands Gardens just before the mini roundabout. Take the first left on Newlands Gardens where the property can be found displaying a Grisdales For Sale sign.

## 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.

\*Please note these details have yet to be approved by the vendors.

## 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.

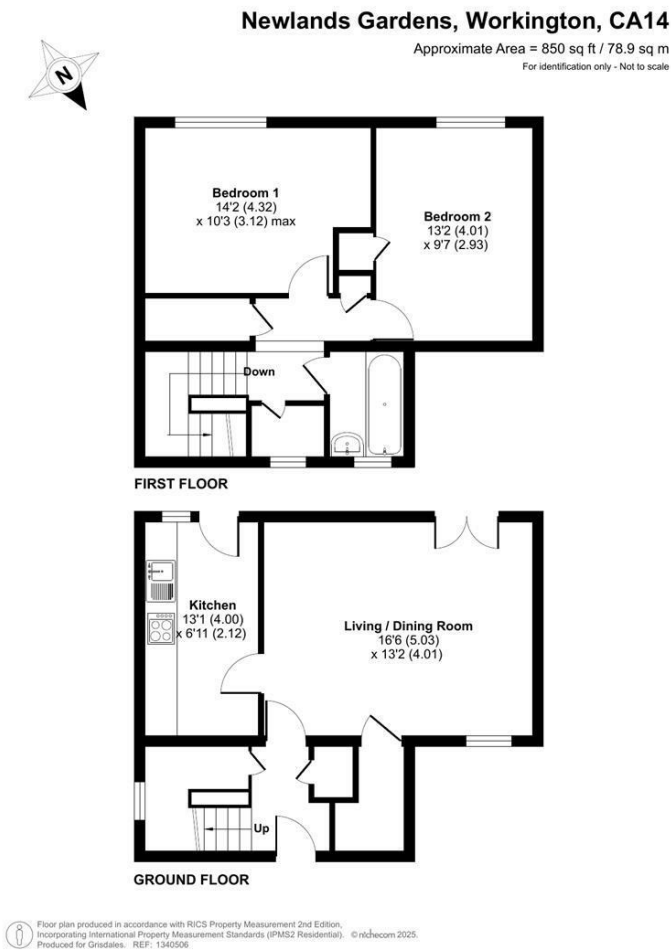
## MORTGAGE ADVICE

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

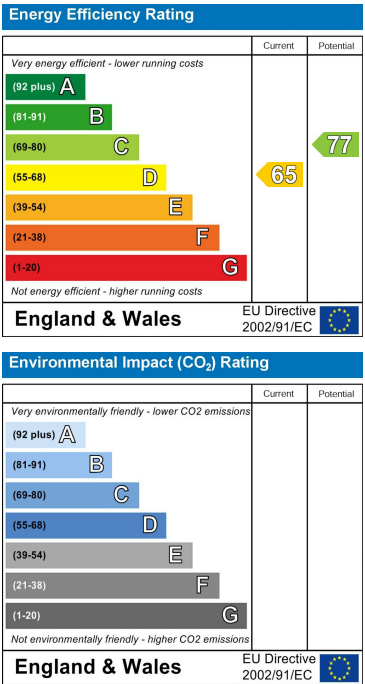


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Grisdales. REF: 1340506

Area Map



Energy Efficiency Graph



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