



## 35 Chaucer Road, Workington, CA14 4HQ

**£260,000**

When you hear Chaucer Road, you know you've hit the jackpot!! Situated on one of Workington's most desirable Streets, this four-bedroom home really stands out. Perfectly positioned within walking distance of the town centre and close to excellent schools, it combines convenience with family-friendly living.

Step inside to discover a bright and welcoming reception room, perfect for relaxing or entertaining, and a modern fitted kitchen that's both stylish and practical. Upstairs, four generous bedrooms and two bathrooms provide plenty of space for family life, guests, or even a home office.

Outside, the property boasts a private rear garden, ideal for summer barbecues or relaxing after a hard day at work, while a driveway and garage provide off-road parking and an excellent storage space. With homes in this location always in demand, this property offers a rare opportunity to secure a fantastic family home — early viewing is highly recommended!

## THINGS YOU NEED TO KNOW

The property benefits from mains gas, electricity, water and drainage.

## ENTRANCE

Entrance is via composite front door into:

## HALLWAY



Radiator, understairs storage cupboard, doors leading to:

## DOWNSTAIRS W.C



Front aspect window, W.C and wash basin with tiled splashback.

## LOUNGE

16'7" x 11'2" (5.07 x 3.42)



Front aspect double glazed window, fire set within decorative surround, radiator, TV points, patio doors leading to garden.

## DINING ROOM

11'8" x 8'8" (3.58 x 2.65)



## KITCHEN

11'8" x 9'4" (3.58 x 2.87)



Fitted with a range of grey gloss wall and base units with complementary work surfaces, integrated electric oven and hob with extractor fan above, inset sink and drainer unit, rear aspect double glazed window, utility room, wall mounted backseat boiler, radiator, door leading to garden, integral door leading to garage, first floor landing, Storage cupboard housing the water tank, loft hatch in brackets, ladder fitted.



### UTILITY ROOM

8'7" x 4'1" (2.63 x 1.27)



Wall mounted backseat boiler, radiator, door leading to garden, integral door leading to garage, first floor landing, Storage cupboard housing the water tank, loft hatch (ladder fitted).

### BEDROOM TWO

8'1" x 10'11" (2.47 x 3.35)



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

### BEDROOM ONE

10'7" x 15'2" (3.25 x 4.64)



Double in size. Front aspect double glazed window, radiator. Door leading to:

### EN SUITE



Three-piece suite comprising of walk-in shower, WC and wash basin. Grey UPVC wall panelling. Frosted double glazed window, bathroom, three-piece suite comprising of jacuzzi bath, WC and wash basin, frosted double glazed window, radiator, neutral wall tiling.

### BEDROOM THREE

8'7" x 7'9" (2.63 x 2.37)



Single in size. Front aspect double glazed window, radiator.

### BATHROOM



Three piece suite comprising of bath with shower tap, W.C and wash basin. Neutral floor and wall tiling, double glazed frosted window, radiator.

### BEDROOM FOUR



Single in size. Front aspect double glazed window, radiator.

### FRONT EXTERNAL



Parking for two vehicles.

### GARAGE

Single in size. Manual front door, lights and electrics fitted, loft hatch leading to storage.

### REAR EXTERNAL



Mainly laid to lawn, alongside patio seating area and decorative shrubbery. Access available down both sides of the property.

### DIRECTIONS

From Workington centre proceed along the A596 and take the right turn onto Ashfield Road. Turn first left onto Moorfield Avenue and left again onto Chaucer Road. Number 35 is located on the right hand side displaying a for sale sign.

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### **COUNCIL TAX**

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

### **VIEWINGS**

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.

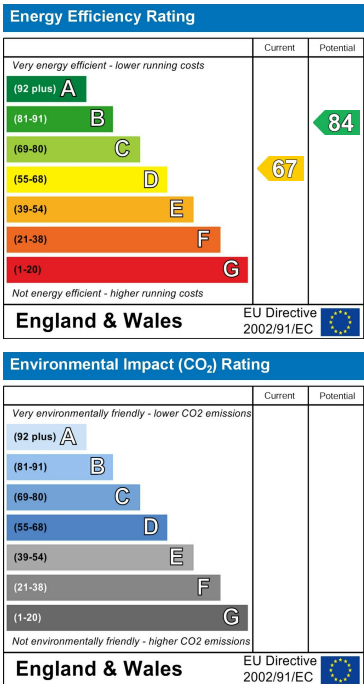
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.