



6 Derwent Avenue, Workington, CA14 1EB

£165,000

IT'S ALL ABOUT THE GARDEN AND THE VIEW..... but the house isn't bad either!

Here we have a fabulous three bedroomed semi-detached house which occupies a stunning position near the entrance to this popular residential area so there's easy access into both Seaton and Workington for some great facilities.

The house itself offers some good space including two reception rooms and a kitchen and upstairs three bedrooms and a bathroom. Some modernising is required but think long term and it could be your forever home - with the open and south facing outlook from the rear you won't want to move!

There's off road parking, a single garage with store and a gorgeous garden with lawn and some beautiful plants, trees and flowers.

Having been occupied by the same owner for 61 years this purchase is the chance of a lifetime and it will certainly sell well!

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

THINGS YOU NEED TO KNOW

Gas central heating and double glazing.

ENTRANCE

The property is accessed via a uPVC door, into:

ENTRANCE HALL

With stairs to the first floor and doors leading into dining room and lounge. Telephone point.

LOUNGE

14'10" x 12'4" (4.54 x 3.78)



With window overlooking the rear garden. Gas fire in gold frame with cream marble hearth and matching surround and dark stained mantelpiece over. White painted built-in cupboard with sliding door and understairs cupboard. Television point.

DINING ROOM

12'4" x 10'3" (3.77 x 3.14)



With window overlooking the front and part glazed door leading into:

KITCHEN

10'10" x 7'5" (3.32 x 2.27)



Fitted with a range of base and wall units with laminate worktops over and beige ceramic tile splashback. Includes integrated electric oven with 4-ring electric hob over and extractor fan, stainless steel sink with mixer tap, plumbing for washing machine and space for a fridge. Window overlooking the rear.

REAR LOBBY

With uPVC door to the rear and wall mounted electric meter. Door leading into:

WALK-IN PANTRY

With shelving.

CLOAKROOM

4'5" x 3'0" (1.36 x 0.92)

With WC & frosted window to the rear.

STAIRS AND LANDING

With window overlooking the front at half landing level. The landing opens up to provide access into three bedrooms and the bathroom. Airing cupboard with slatted shelving. Access into the loft.

BEDROOM ONE

13'11" x 11'0" (4.26 x 3.37)



A lovely spacious double room with an aspect to the rear.

BEDROOM TWO

11'2" x 11'1" (3.41 x 3.38)



Double room to the rear.

BEDROOM THREE

10'8" x 10'0" (3.27 x 3.06)



Double room to the front.

BATHROOM

6'4" x 6'3" (1.94 x 1.91)



Fitted with coloured wash basin, low level WC, and shower base with screen in chrome frame and fitted with waterproof panelling with wall mounted electric shower and attachments. Part tiled walls.

PARKING

Concrete drive to a single garage but please note, due to the width of the drive and the ramp, it is not possible to get a car into the garage.

FRONT GARDEN

Laid to lawn with hedge boundary.

GARAGE

15'11" x 8'0" (4.86 x 2.44)



Of corrugated construction with up and over door and concrete floor. Further store room behind.

REAR GARDEN



There is a fabulous garden to the rear which is mainly laid to lawn with well established shrub and floral borders the planting of which has been well thought through.

REAR OUTLOOK



A fabulous view over the fields to rooftops with the countryside in the distance.

DIRECTIONS

In Workington town centre, at traffic signals turn left onto Oxford Street. At roundabout take 1st exit into left lane. At traffic signals turn left onto A596 Washington Street (keep in left lane). Straight ahead at traffic signals. At Calva Brow

roundabout take 2nd exit for Seaton. Continue on Main Road. Turn right onto Derwent Avenue and the property is on the right.

COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) 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.

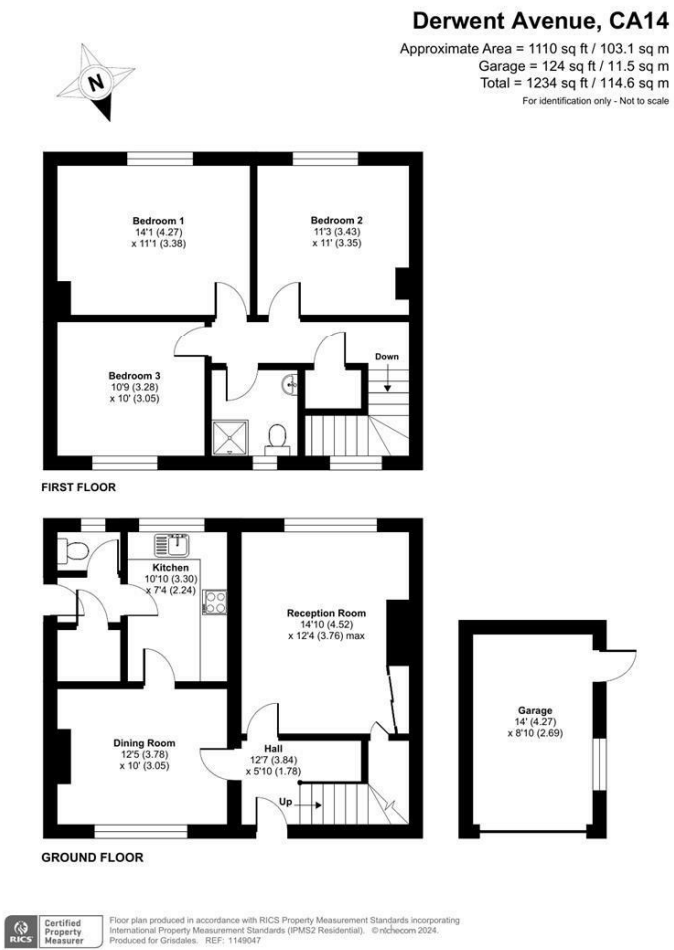
MORTGAGE ADVICE

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.

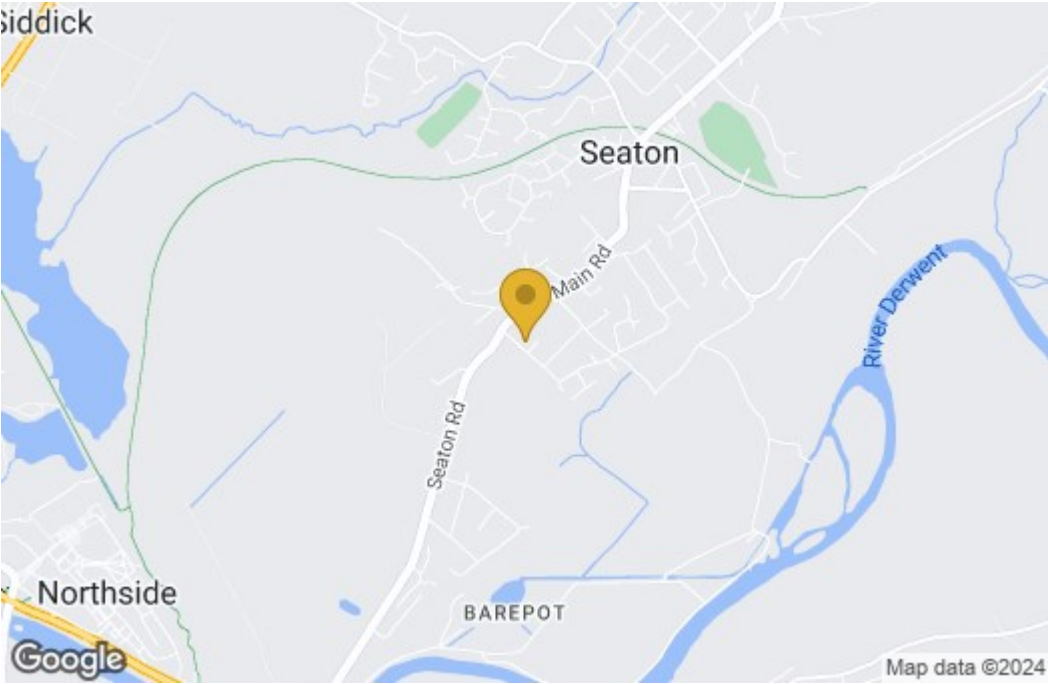
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

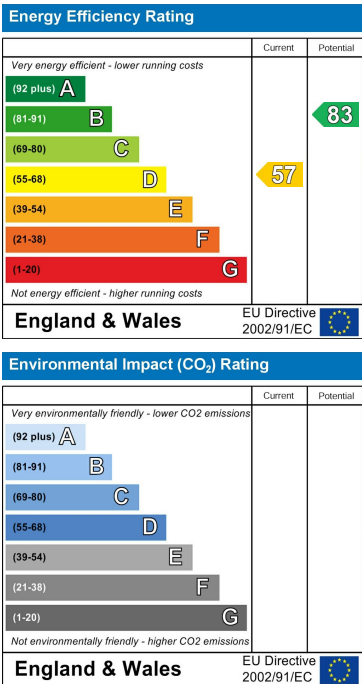
Floor Plan



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.