



## 3 Wilson Cottages, Workington, CA14 1YR

**£135,000**

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

The property features three well-proportioned bedrooms, making it perfect for families or anyone seeking extra space. Inside, you are welcomed by an open-plan reception room with kitchen, showcasing the home's unique charm. Stunning beams and exposed stone walls add warmth and character, while a cosy stove provides the perfect focal point for relaxing on chilly evenings. An open-tread staircase leads to the first-floor landing, with an exposed stone wall and access to a stylish yet practical bathroom and the three delightful bedrooms.

Outside, the cottage offers off-road parking via a brick driveway, with additional space for a shed or extra storage.

This home is not just a house—it's a warm and inviting space, full of character and modern comforts, in a peaceful yet accessible location. A perfect opportunity for families, couples, or first-time buyers to settle in a charming village setting.

Nestled in the picturesque village of Little Clifton, this beautifully presented semi-detached cottage offers a delightful blend of character and modern living. Conveniently located for the A66, providing easy access to Workington and Cockermouth, and the A595 to Whitehaven, the home is ideal for commuters and families alike.



## THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

## ENTRANCE

The property is accessed into the main room, from either the kitchen or the into the lounge, via UPVC stable type doors.

## LOUNGE/KITCHEN

28'1" (max) x 16'10" (max) (8.56 (max) x 5.14 (max))



An open plan room with windows to the main road and to the side. Exposed, stained timber beams.

## LOUNGE



Open tread staircase the first floor, recessed shelving with cupboard below, stone fireplace with modern wood burning stove and television point. Exposed stone wall.

## KITCHEN



Fitted with a range of base and wall units and cream with black handles and natural wood worktop over with brick effect splashback. Includes Belfast sink, plumbing for washing machine, plumbing for dishwasher, concealed tumble dryer, integrated electric oven with 4-ring gas hob over and extractor fan. Freestanding fridge freezer, tiled floor, spotlighting.

## FIRST FLOOR LANDING

An open tread staircase leads to a first floor where there is access to the three bedrooms and bathroom. Exposed stone wall and spotlighting.

## BEDROOM 1

9'10" x 9'8" (3.02 x 2.96)



Double room with wood effect flooring and windows to two sides.

## BEDROOM 2

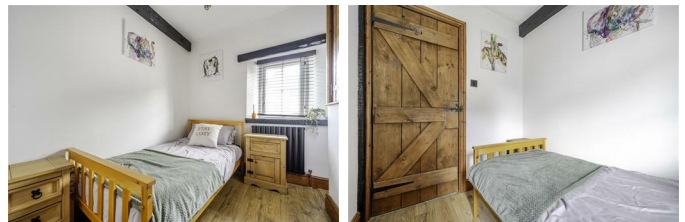
9'8" x 7'11" (2.97 x 2.42)



Double room with access into the loft and wood effect flooring.

## BEDROOM 3

8'4" x 6'11" (2.55 x 2.12)



Spacious single room with wood effect flooring and two cupboards.

## BATHROOM



Fitted with jacuzzi style corner bath with wall mounted television. Shower enclosure with clear screen in chrome frame and wall mounted chrome shower attachments. Low-level wc and wash basin with chrome mix tap. Chrome ladder style radiator, tiled floor and walls, exposed beam, spotlighting and frosted window to the side.

## REAR EXTERNAL



There is off road parking for one car to the side of the property on a brick pave drive. Space for a garden shed.

## DIRECTIONS

At Bridgefoot turn opposite the pub signed to Little Clifton. Go into the village, bear left and the property can be found on the right hand side.

W3W: ///desiring.loft.coconuts

## 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.

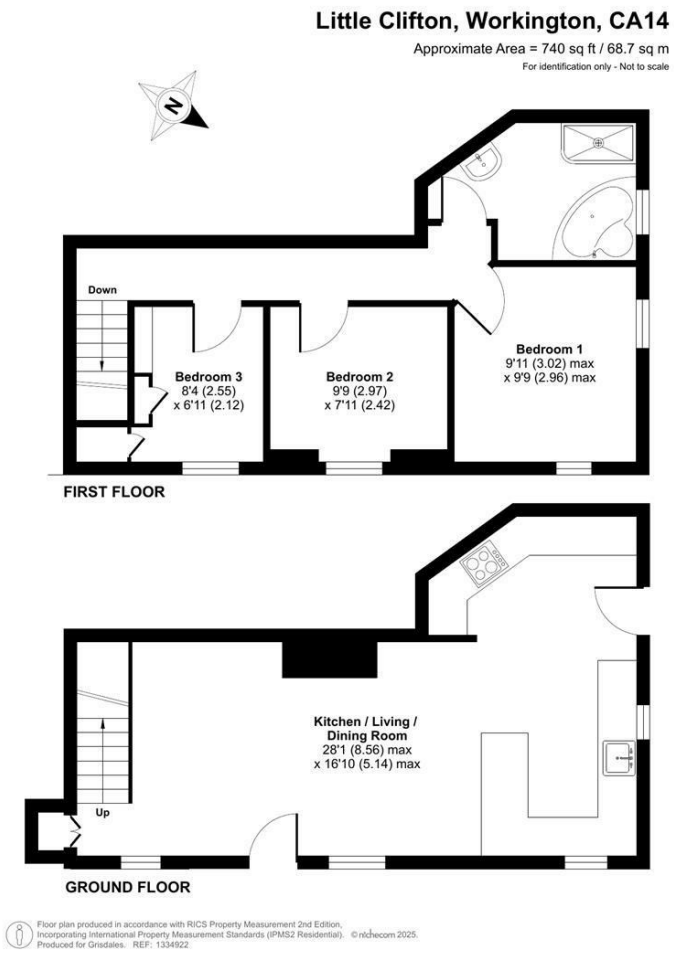
## MORTGAGE ADVICE

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.

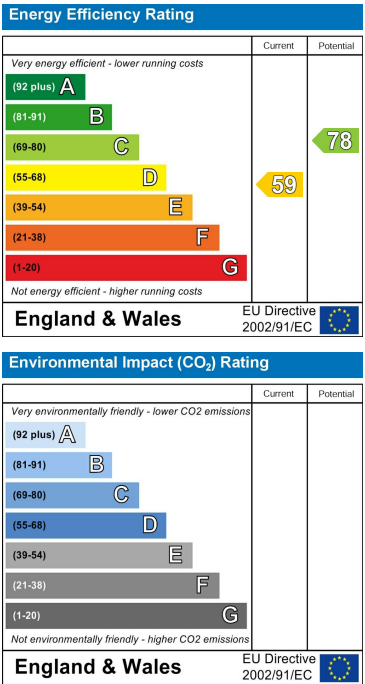
Floor Plan



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.