



1 GLADSTONE STREET | WORKINGTON | CUMBRIA | CA14 2YF

OFFERS OVER £70,000





SUMMARY

Well located in the heart of Workington town centre, within easy distance of the shopping centre and station, this corner terrace traditional property makes a great buy. Offered chain free the property benefits from an enclosed courtyard garden to the rear and a useful cellar. The accommodation includes a generous living room, a separate dining room, a modern fitted kitchen, two first floor double bedrooms and a first floor family bathroom. A great buy for the money...

EPC band E

GROUND FLOOR ENTRANCE HALL

A PVC front door leads into hall with stairs to first floor, doors to both reception rooms

LIVING ROOM

Double glazed window to side, electric fire with surround, double radiator

DINING ROOM

Double glazed window to side, radiator, space for table and chairs, door to kitchen

KITCHEN

Fitted range of base and wall mounted units with work surfaces, space for cooker, fridge and tumble dryer, double radiator, double glazed window to front, part double glazed door to garden, door to stairs leading down to cellar store room

CELLAR

Two useful cellar areas with lighting

FIRST FLOOR LANDING

Doors to rooms, built in cupboard

BEDROOM 1

Double glazed window to front, double radiator, picture rail

BEDROOM 2

Double glazed window to side, double radiator



BATHROOM

Double glazed window to front, panel bath with thermostatic shower unit, hand wash basin with cupboards under, low level WC. Extractor fan, PVC splash areas, chrome towel rail, cupboard housing combi boiler

EXTERNALLY

The property benefits from an enclosed courtyard garden which includes decking and a side garden onto the roadside.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 606006

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets

Broadband type & speeds available: Standard 16Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates O2 has service indoors but other providers have limited signal. All networks have signal outside

Planning permission passed in the immediate area: None known

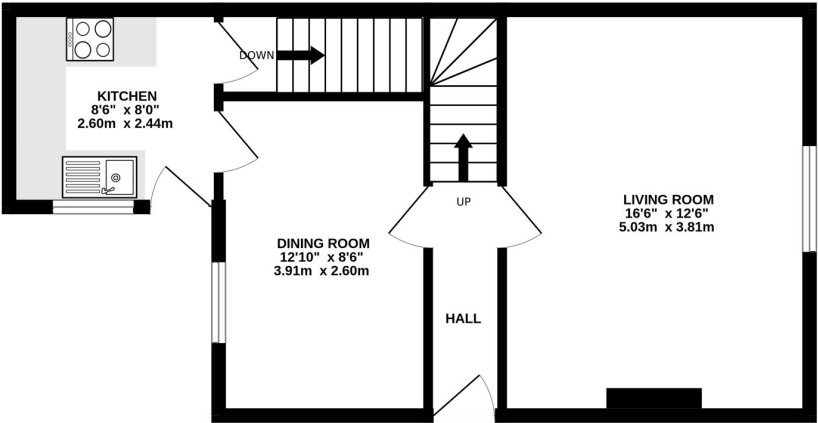
The property is not listed

DIRECTIONS

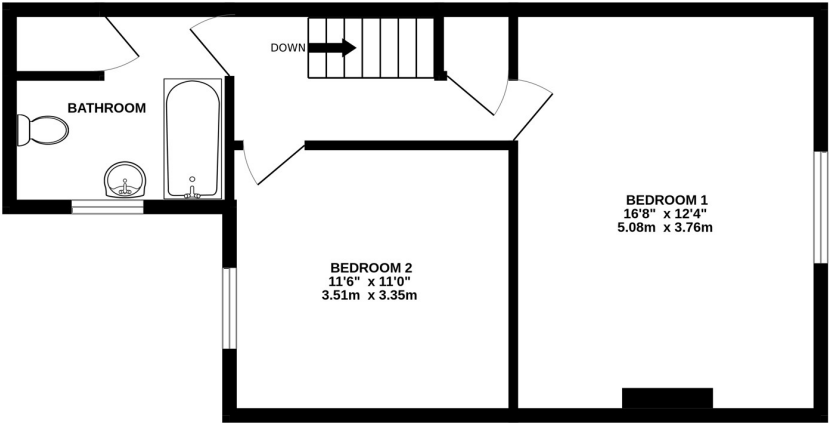
From the town centre proceed along Oxford Street towards the station. Take a left turn into Senhouse Street and at the crossroads turn right onto Gladstone Street. Take the next left into Cadman Street and the property will be located on the right hand corner.



GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	50	77
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	50	77
(39-54)		
E		
(21-38)		
F	50	77
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		