



**Grayling Way
Workington
Cumbria
CA14 3FE**

Offers in Excess of £151,000

bettermove 

Grayling Way

Workington

Bettermove are delighted to welcome to the market this charming 3 bedroom terraced house in Workington.

The property benefits from double glazing, gas central heating throughout and has a driveway to the front providing off street parking. The council tax band is B.

The interior of this beautifully presented property consists of a spacious living room, modern open plan kitchen/diner and cloakroom on the ground floor. The first floor comprises 2 bedrooms and the family bathroom while the second floor contains the master bedroom with en suite shower room. The exterior boasts an enclosed rear garden with lawn, perfect for enjoying the summer months.

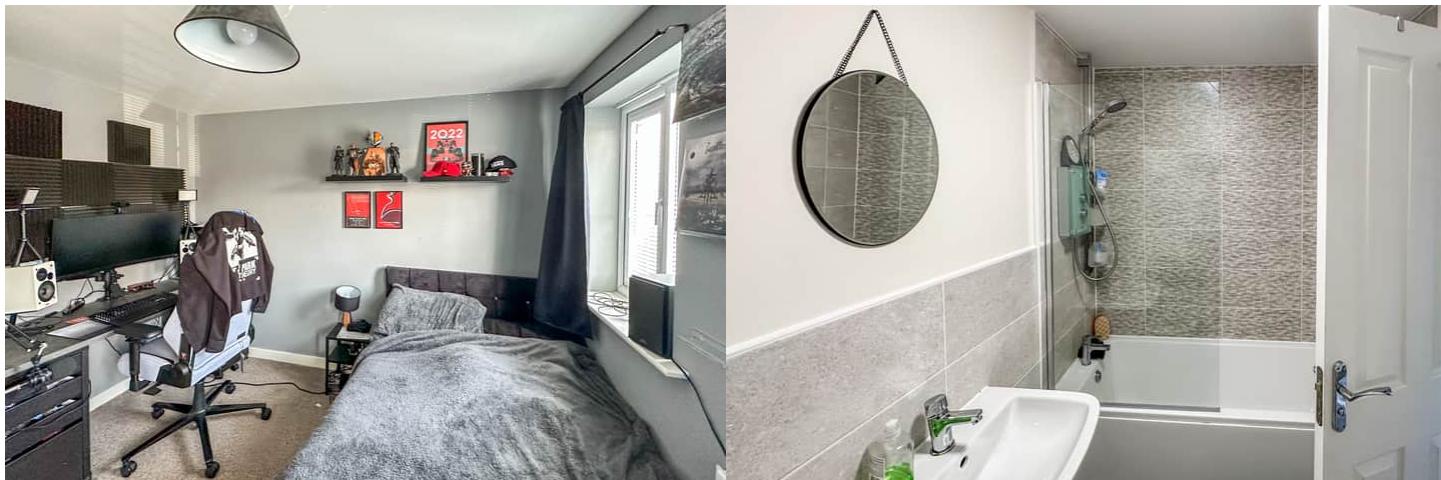
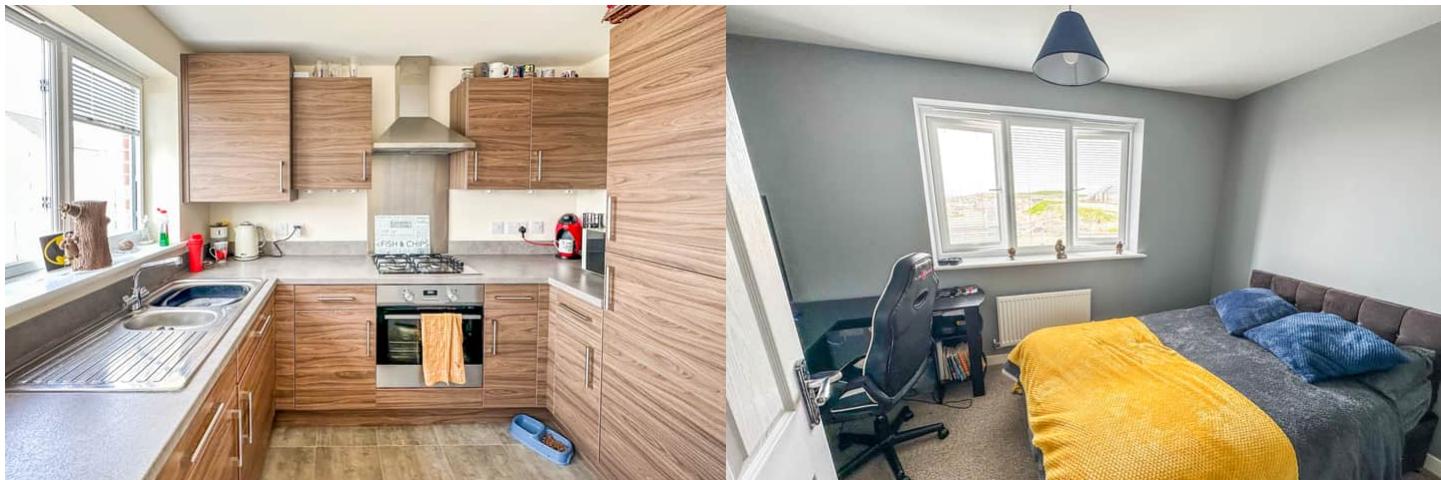
Situated in the popular town of Workington, the property is close to a wide range of amenities, including local shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A596, A595, A66 and Workington rail station.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Approx. Gross Internal Floor Area 995 sq. ft / 92.53 sq. m

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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