



Well presented throughout and ready to move into
Good sized kitchen/diner with potential to knock through
Stylish bathroom

Spacious lounge
Two double bedrooms
Driveway and gardens to front and rear



If you are looking for your first home then look no further. Well presented throughout, 52 Needham Drive is a good sized two bed semi-detached property that is ready to move into. The property is just a short walk to the local shops and Workington Town Centre is just a 5 minute drive. The property also boasts recently installed triple glazing throughout and a modern combi boiler. The accommodation briefly comprises: hallway, spacious lounge, good sized kitchen/diner and rear hallway, with potential to knock through and extend the kitchen. To the first floor are two double bedrooms and the modern bathroom. Externally, there is a drive and lawned garden to the front with an enclosed, south-facing garden to the rear. Internal viewing is highly recommended.

ACCOMMODATION

Entrance into:

Hallway 6' 6" x 4' 11"(max) (1.98m x 1.50m)

Through a composite door with triple glazed frosted glass and side panel. Single panel radiator and provides access to the lounge and stairs leading to the first floor landing.

Lounge 13' 3" x 12' 3"(max) (4.04m x 3.73m)

A spacious lounge benefiting from an inset pebble effect gas fire. Sky, TV and phone points, laminate flooring, dado rail, single panel radiator and a uPVC double glazed window. Leads to the kitchen/diner.

Kitchen/diner 10' 9" x 10' 6" (3.27m x 3.20m)

A good sized kitchen/diner comprising a range of wall and base units with a complementary worksurface. Built-in electric oven, separate electric hob with a stainless steel extractor canopy above. Stainless steel 1.5 sink with drainer and mixer tap, plumbing for a washing machine, tiled splashbacks, tiled flooring, space for a dining table and chairs, double panel radiator, extractor and a uPVC double glazed window overlooking the rear garden. Leads to the rear hallway.

Rear hallway 8' 8" x 4' 4" (2.64m x 1.32m)

Space for a tumble dryer and fridge freezer, laminate flooring, single panel radiator. Leads to the rear garden through a uPVC door with triple glazed frosted glass. There is the potential to open the kitchen and hall up, creating a larger kitchen/diner.

Stairs leading to:

First floor landing

Power point and provides access to both bedrooms, bathroom and the loft.

Bedroom one 12' 7" x 11' 7" (3.83m x 3.53m)

A spacious double bedroom boasting a four door fitted wardrobe, built-in storage cupboard housing the Worcester combi boiler, TV point, single panel radiator and a uPVC triple glazed window.

Bedroom two 12' 3" x 9' 3" (3.73m x 2.82m)

A double bedroom with laminate flooring, single panel radiator and a uPVC double glazed window.

Bathroom 6' 3" x 5' 11" (1.90m x 1.80m)

A modern bathroom comprising of bath, pedestal hand wash basin and WC. Part tiled walls, tiled flooring, extractor and a uPVC triple glazed frosted window.



Exterior

To the front of the property is a driveway and lawn, decorated with a low maintenance border of plants and shrubs. To the rear is a south-west facing garden with lawn and low maintenance decorative border.

TENURE:

We have been informed by the vendor the property is Freehold.

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NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		60	61
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	