



Just a stone's throw to Workington centre

Ideal for first time buyers or investors

Two double bedrooms

Sold with no forward chain

Good sized lounge and kitchen

Gated rear yard



Offered for sale with no forward chain this two double bedroom property offers good value for money. An ideal property for investors or first time buyers, it is just a very short walk to Workington town centre with its wide range of amenities and shopping facilities. Accommodation comprises briefly of: a good sized lounge, fitted kitchen, rear hallway and a modern bathroom. To the first floor there are two good sized bedrooms. The property benefits from gas central heating via a combi boiler and there is also double glazing throughout. Externally the property has a rear yard with gated access. Viewing is recommended.

ACCOMMODATION

Entrance into:

Lounge 13' 9" x 10' 8" (4.19m x 3.25m)

Spacious lounge benefiting from a coal effect gas fire with a wood surround. Decorative coving, picture rail, TV point, double panel radiator and a uPVC double glazed window. Leads to the kitchen.

Kitchen 10' 0" x 8' 5" (3.05m x 2.56m)

Range of white wall and base units with a complementary work surface. Space for a cooker, stainless steel sink 1.5 with drainer board and mixer tap. Breakfast bar, tiled splashbacks, plumbing for a washing machine and there is a uPVC double glazed window.



Rear hall 6' 4" x 4' 3" (1.93m x 1.29m)

Power point and leads to the bathroom, stairs to the first floor while a uPVC door leads out to the rear yard.

Bathroom 9' 7" x 5' 9" (2.92m x 1.75m)

The bathroom incorporated a "P" shaped bath with matching curved glass screen and mixer tap with shower attached. WC and pedestal hand wash basin with mixer tap. Tiled flooring, double panel radiator and a uPVC double glazed frosted window.



Stairs leading to:

First floor landing

The landing provides access to both bedrooms and the loft.

Bedroom one 10' 8" x 10' 6" (3.25m x 3.20m)

Double bedroom with decorative coving, TV point, single panel radiator and a uPVC double glazed window.

Bedroom two 11' 4" x 7' 0" (3.45m x 2.13m)

A good sized bedroom with a cupboard housing the combi boiler. There is a single panel radiator and a uPVC double glazed window.



Exterior

The property benefits from a gated yard with rear access.

TENURE:

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

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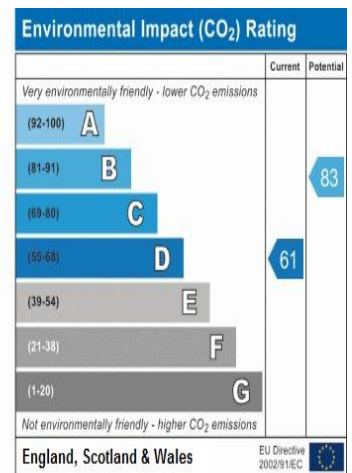
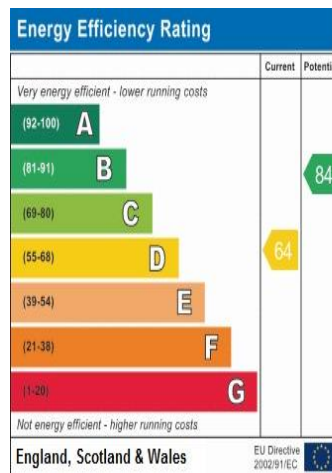
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NOTE

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.



Tel – 01946 413001 or 01900 837804

Email – info@firstchoicemove.co.uk

Visit our website at www.firstchoicemove.co.uk