



Sold with no forward chain

Versatile dining/sitting room

Two spacious double bedrooms

Walking distance to town centre

Modern kitchen and bathroom suite

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Benefits from a spacious rear yard

Ideal choice for first-time buyers

Perhaps you are looking to get your foot on the first rung of the property ladder. Maybe you are an investor or perhaps someone looking to downsize. Whatever your reason for moving this lovely two double bedroom, traditional terraced property could be the house you have been looking for. Throughout the property is tastefully decorated and ready to move into; you will just simply need to unpack. The property is located on a popular and quiet residential street. Just a few minutes walk and you will find yourself in Workington town centre with its wide range of shops and amenities. The property has a vestibule which leads to a well presented lounge with feature arch opening to an inner hall area which also provides storage. Through the hall and you arrive in the versatile second reception room which makes a great sitting room or, as it is next to the kitchen, an ideal dining room. The modern kitchen has tiled splashbacks and attractive, light grey units. There is a rear hall which leads out to the yard, also to the modern bathroom suite. To the first floor the landing leads to both spacious double bedrooms. Externally the yard has plenty of space and a handy storage cupboard. Internal viewing is highly recommended.

ACCOMMODATION

Vestibule

The vestibule is accessed by a composite door with matching frosted glass panel and top panel which allows in plenty of natural light. There is decorative coving and a door that leads through to the lounge.

Lounge

This well presented lounge features a phone point and a double panel radiator is set below a large uPVC double glazed window which makes the room light and airy. A feature arch leads to an inner hall area. Here you will find a two door cupboard and an under stairs storage area. A door leads through to the dining/sitting room.



Dining/sitting room

A second tastefully decorated and versatile reception room which could be used as a lounge or due to its proximity to the kitchen would make an ideal dining room. To the centre of one wall, set on the chimney breast is a pebble effect electric fire which is set on a marble half with matching marble inset and wood surround. In addition to the main ceiling light, either side of the chimney breast there are feature spotlights. The room has a double panel radiator and you PVC double glazed window to the rear. They through to the kitchen.



Kitchen

This modern kitchen comprises of a range of light grey wall and base units with a complementary worktop and tiled splashbacks. There is a built-in electric oven with a separate gas hob and stainless steel extractor hood in place above. A ceramic sink with drainer board and mixer tap is set below a uPVC double glazed window. The kitchen houses the Baxi combi boiler which is discreetly enclosed within one of the kitchen units. The kitchen has a single panel radiator and leads to a rear hall.

Rear hall

Leads to the bathroom whilst a half glazed uPVC door leads out to the yard.

Bathroom

This modern bathroom comprises of a bath with glass screen and shower above. There is a WC and washbasin with mixer tap over a two door vanity unit that provides storage. The walls have easy clean PVC panels and there is an extractor, double panel radiator and uPVC double glazed frosted window.



First floor landing

The landing benefits from wall-mounted light and leads to both bedrooms.

Bedroom one

A spacious double bedroom which is tastefully decorated and has a built-in wardrobe. There is decorative coving, single panel radiator and a uPVC double glazed window to the front.

Bedroom two

A second double bedroom which enjoys plenty of space and has a single panel radiator and uPVC double glazed window.

Exterior

To the rear of the property there is a good size yard with a small shed that provides excellent storage. The yard has space to sit out and benefits from gated access.

TENURE

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

LEASE/MAINTENANCE CHARGES

The cost is approximately £2 per annum.

COUNCIL TAX BAND A

SERVICES

Mains electric, gas and waste.

LOW FEES, LOCAL EXPERTISE

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MORTGAGES

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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.

