



Offered for sale with no onward chain

Downstairs WC, family bathroom plus master en-suite

Modern kitchen diner with patio doors

Walking distance to the town centre

Modern semi-detached home

Well presented throughout

Sought after modern cul-de-sac

Lovely gardens and off road parking

A well presented property, located in a popular, quiet, residential cul-de-sac. This property is immaculate from top to bottom and ready to move into. Whether you are a first time buyer, a couple or a family this could be the ideal home for you. Local schools are within easy reach and Workington town centre, with its wide range of amenities and shopping centre, is just a few minutes away. The accommodation briefly comprises of; entrance hall, light and airy lounge, inner hallway with useful downstairs WC and a contemporary modern kitchen diner with patio doors to the garden. To the first floor there are two, well proportioned, light and airy, double bedrooms and a modern family bathroom. To the second floor there is a lovely master bedroom with a large modern en-suite shower room. Externally the property benefits from a drive providing private parking for two cars. There is a lovely, low maintenance, garden with raised decking to the rear, a well maintained circular lawn with gravel borders and the garden is fenced around with gated access creating a safe space for children and pets. Viewing is highly recommended to appreciate this lovely property.

ACCOMMODATION

Entrance

Entered through a modern wooden door with a frosted glass panel. There is a double panel radiator, modern décor and wood effect flooring. Provides access into the lounge.

Lounge

A well presented, spacious, lounge with lovely modern décor which is complemented by the wood effect flooring. There is a uPVC double glazed window overlooking the front of the property with double panel radiator below and there are TV, internet and telephone connection points. There is a useful under stairs storage cupboard and access into the inner hall.

Inner hall

The inner hall has modern decor, stairs to the first floor and laminate flooring. Provides access into the downstairs toilet and the kitchen diner.

Kitchen/diner

A contemporary, modern, kitchen diner. Featuring a range of white wall and base units, contrasting wood effect surfaces and matching up stands. There is a 1.5 stainless steel sink and drainer with mixer tap, plumbing for a washing machine below, a built in stainless steel electric oven, a five ring stainless steel gas burning hob is in place above with a stainless steel splash back and there is an integrated extractor hood. To the dining area there is ample space for a table and chair set, a double panel radiator and uPVC double glazed patio doors leading out onto the rear decking and garden, enjoying a lovely elevated view over Workington. A uPVC double glazed window overlooks the rear garden and there is tile effect flooring.

Downstairs WC

A useful, stylish, modern, ground floor WC. The suite briefly comprises of: a push button flush toilet, a wall mounted sink that is built into a high gloss vanity unit with mixer tap and tiled splash back. There is built in shelving, a modern column style vertical anthracite radiator, modern vinyl flooring and an extractor fan.

First floor landing

There is a double panel radiator and access to the two bedrooms, the family bathroom and there are stairs to second floor.



Bedroom two

A well presented, bright and airy, double bedroom. With modern neutral décor, a uPVC double glazed window overlooking the rear of the property and enjoying a lovely elevated view over Workington with double panel radiator and TV point.

Bedroom three

A spacious, bright and airy, double bedroom. There are two uPVC double glazed windows overlooking the front of the property providing plenty of natural light with a double panel radiator below. There is a TV point and modern décor.

Family bathroom

This contemporary, modern, family bathroom has a suite briefly comprising of: a bath with mixer tap with a hand held wall mounted shower attachment and tiled splash backs. There is a pedestal hand wash basin with mixer tap and push button flush toilet, a mirrored cabinet, modern wall mounted chrome towel heating radiator, modern vinyl flooring, a uPVC double glazed frosted glass window and an extractor fan.

Second floor landing

There is a large storage cupboard and there is access into the master bedroom.

Master bedroom

This beautifully presented, generously proportioned, master bedroom has beautiful modern décor, useful built in storage and a fitted wardrobe with a sliding mirrored door. There is a handy pulldown loft access to the ceiling and a uPVC double glazed window with a double panel radiator below.

Master en-suite

A stylish and modern en-suite shower room with suite briefly comprising of: a corner shower cubicle with tiled surround and electric shower, a pedestal hand wash basin with mixer tap and push button flush toilet, modern spotlights to the ceiling, open shelving, an extractor fan and a modern chrome towel heating radiator. There is a Velux skylight window which enjoys a beautiful elevated views towards the Irish sea and there is a tiled windowsill, an electric shaver plug point and modern vinyl flooring.

Loft

The loft has a handy pull down ladder and is boarded with lights creating a fabulous storage space.

TENURE

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



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MORTGAGES

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NOTE

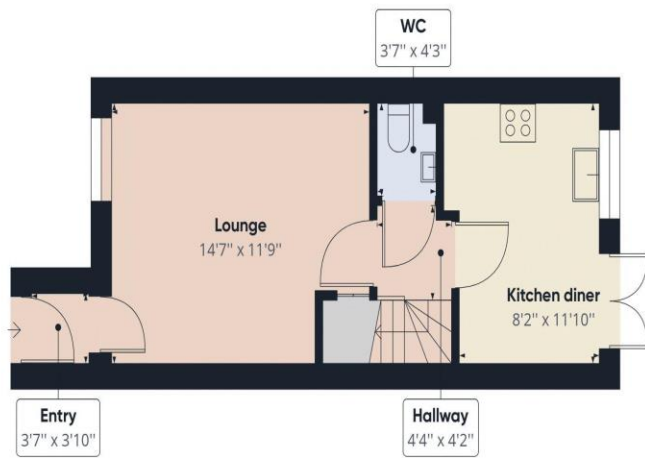
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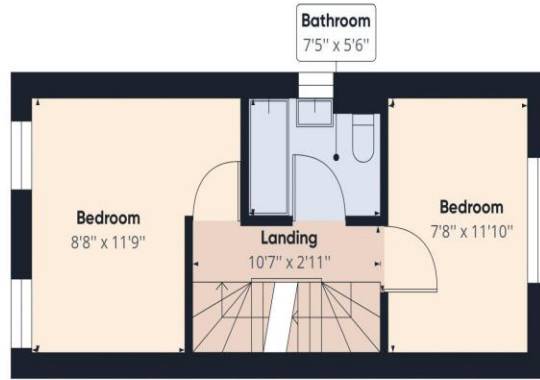


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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
876.11 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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