



Superb investment opportunity

Offered for sale with no forward chain

Good size, low maintenance garden to the rear

Open plan lounge and diner

Walking distance to shops and post office

Ideal to add your own stamp and perhaps value

Boasts a drive and 28' garage

Three bedrooms on first floor bathroom suite

Quiet residential area

Numerous schools within easy reach

Offering excellent value for money is this three-bedroom home, which boasts a drive, garden and a 28' long garage. Whilst there is no getting away from the fact the property is in need of some modernization, it is ideal for those looking to add value or their own stamp and style to their next home. It may also attract the attention of a buy to let investor looking for a desirable type of rental property. The property is located in a quiet area of Workington and certainly has a convenient location. Just a minutes walk from the property there is shops, takeaway and a post office. For those with children, numerous schools are also within easy reach and the town centre is just a five-minute drive away. The property has a gated drive which provides off-street parking and leads to the garage. At the rear, there is a good size garden which has been designed with ease of maintenance in mind and is laid to patio. Step inside you'll find yourself in the vestibule, which has plenty of space for shoes and coat rack and leads through to the hallway. There is a spacious, open plan lounge/diner with windows at either end, one looking out to the front and one to the rear. There is also the kitchen which houses the recently installed boiler. Heading up to the first floor, you will find three bedrooms and the family bathroom. The property offers good value and we expect interest to be high. Don't delay in arranging your appointment to view or you may miss out.

ACCOMMODATION

Vestibule

The vestibule is accessed via a uPVC door with a frosted glass panel. There is a storage area with shelves, ideal for shoes and a coat rack. Provides access to the hallway.

Hallway

The hallway has a radiator in place and leads to the lounge/diner, kitchen and there are stairs to the first floor landing.

Open plan lounge and diner

This generously sized room has a modern, coal effect electric fire, set on a granite style hearth with matching insert and contrasting wood surround. The room has two radiators, both placed below uPVC double glazed windows, one looking out to the front and one looking out to the rear.



Kitchen

Currently comprising of a range of white wall and base units, with a complementary worktop and tile splash back. There is a built-in cupboard and a stainless steel sink with draining board and mixer tap. The kitchen has a built-in electric oven with a separate gas hob. There is also a Baxi boiler, which has been recently installed. There is a uPVC double glazed window and a partially glazed uPVC door that leads out to the exterior.



First floor landing

The landing benefits from a uPVC double glazed window which allows in natural light. Provides access to all three bedrooms and a bathroom.

Bedroom one

A spacious double bedroom which makes an ideal master bedroom. There is an alcove, ideal for shelving or wardrobe. The room has a radiator and a uPVC double glazed window to the front.

Bedroom two

The second double bedroom has a radiator and a uPVC double glazed window to the rear.



Bedroom three

The third bedroom benefits from a built-in cupboard, a radiator and a uPVC double glazed window.

Bathroom

The bathroom has a toilet, pedestal hand wash basin and shower. There are fully tiled walls, a radiator and two uPVC double glazed windows.

Garage

The property boasts a large 28 foot garage, which of course can be used for parking and storage or potentially could be used to extend the accommodation of the property. The garage has an up and over door, lighting, power points and a pitched roof, which provides storage. There is also a pedestrian door to the rear which leads onto the garden.

Exterior

At the front of the property, there is a gated driveway which provides plenty of off-street parking. At the rear there, is a low maintenance garden which is laid as a patio, with a central wildlife pond and a mixture of shrubs. The garden is securely walled around, making an ideal choice for those with young children or pets.

TENURE

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

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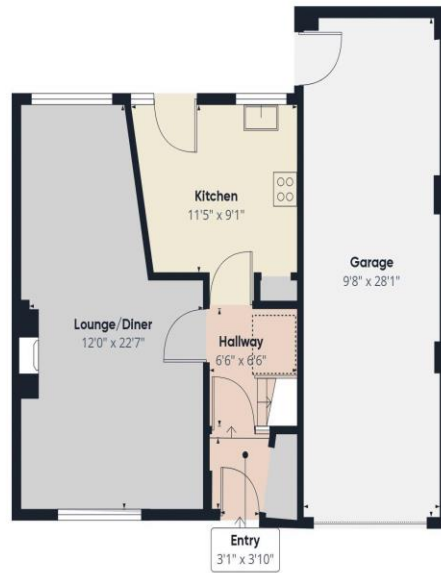
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NOTE

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.



Ground Floor

Approximate total area^m
1096.43 ft²

Reduced headroom
10.22 ft²



Floor 1

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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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