



Offered for sale with no forward chain

A perfect first home or ready to go investment

The kitchen benefits from integrated appliances

Lovely lounge with double doors to the kitchen

Very stylish, immaculate shower room

Versatile and spacious loft room

Stones throw to the nearest school

Short walk to Workington town centre

Two spacious double bedrooms

Large L-shaped yard to the rear

Offering great value for money, it is a well presented, traditional terraced home. Tastefully decorated throughout, the property is ready to move into you, would just simply need to unpack. Perhaps you are a first-time buyer looking to get your foot on the property ladder, or you may be an investor looking to add to their portfolio, This could be the property you have been looking for. Offered for sale with no forward chain, the property is in a popular area of Workington, the town centre being a 10 minute walk away. The train station can also be reached in just a 10 minute walk and Victoria Jr School is just a stones throw away. Just around the corner is a large convenience store. The property is decorated with a neutral finish and it certainly feels like a light and airy home. Within the property there is a vestibule that leads to the lounge. The lounge features double doors that open up to the kitchen. Beyond the kitchen there is a rear hall, which leads through to a very stylish shower room. Heading up to the first floor, you will find two spacious double bedrooms and stairs leading up to the loft room. The loft room would make an ideal home office, dressing room or games room if desired. A nice feature of the property is the traditional low wall and iron railings at the front, which set it back from the pavement. At the rear, there is a large L-shaped yard, with plenty of space to sit out and enjoy the sunshine. Viewing is highly recommended to appreciate this lovely home.

ACCOMMODATION

Vestibule

The vestibule is accessed via uPVC door, which has three frosted glass panels and a frosted top panel allowing plenty of light. There is decorative coving, modern flooring and a glazed door that leads through to the lounge.

Lounge

This tastefully decorated, light and airy room benefits from decorative coving, modern flooring and a radiator neatly set below uPVC double glazed window, that looks out to the front. The interior double doors which open up to the kitchen create an eye-catching feature.



Kitchen

The well maintained kitchen incorporates a range of wall and base units with a contrasting worktop and tiled splash backs. The built in electrical running grill with a separate gas hob and extractor in place above. There is an integrated fridge and space for a washing machine. A 1.5 stainless steel sink and draining board with mixer tap is set below a uPVC double glazed window that looks out onto the rear of the property. The kitchen benefits from tile flooring, radiator, decorative coving and there is a spacious under stairs storage cupboard. A door leads through to the rear hallway.



Rear hallway

The hallway leads through to the shower room, a uPVC door leads out to the yard and there are stairs to the first floor landing.

Shower room

This stylish shower room is in excellent condition and comprises of a large shower cubicle, with both rainfall and handheld showerheads with the control set against the stylish tile surround. There is a toilet, a pedestal hand wash basin with waterfall mixer tap, a central ceiling light, decorative coving, fully tiled walls, a chrome heated towel rail, stylish flooring and a uPVC double glazed frosted glass window.

First floor landing

The landing leads to both bedrooms and there are stairs leading up to the loft room.



Bedroom one

A spacious, tastefully decorated double bedroom. The room features decorative coving, laminate flooring, radiator and a uPVC double glazed window with views to the front.

Bedroom two

A second double bedroom, which has the same neutral decor and flooring as the main bedroom. There is a useful storage cupboard, radiator and uPVC double glazed window to the rear of the property.

Loft room

Whether you need a home office, study or play room this could be ideal. Like the rest of the property the loft room is tastefully decorated and has ceiling spotlights, power points, exposed beams and a large skylight which allows in plenty of natural light.

Exterior

At the rear of the property, there is a large L-shaped yard, which has gated access, an external tap and offers plenty of space for garden furniture to sit out and enjoy the sunshine.

TENURE

We have been informed by the vendor the property is a peppercorn leasehold with fees of around £1.70 per annum.

COUNCIL TAX BAND A

EPC TBC

LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.



MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

NOTE

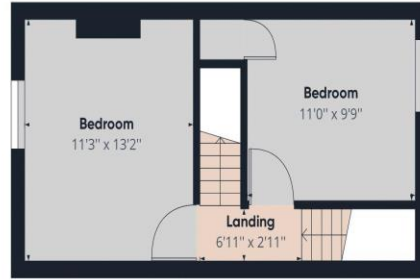
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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



Floor 1



Floor 2

Approximate total area⁽¹⁾

922.16 ft²

Reduced headroom

94.23 ft²

(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.

GIRAFFE360