



**Full of charm and character**

**Lounge with large bay window**

**Spacious kitchen with range cooker**

**Generously sized private yard**

**Feature fire places throughout**

**Versatile second reception room**

**Incredibly spacious, first floor bathroom**

**Two light and airy double bedrooms**

If you love older homes, with the value and space they offer then you are sure to love this. Not only does the property have plenty of space but it also has a wealth of charm and character with a bay window, original doors and numerous feature places throughout. The property is located on a sought after street within Workington and is just a stones throw to the town centre. It would be perfect for any one who works, shops or socialises in the town centre. The property is in excellent condition and from top to bottom tastefully decorated. Stepping inside you will be in the vestibule with its tiled floor. There is a hallway that leads to both reception rooms and has original corbels. The first is a lovely lounge with a beautiful fireplace and bay window. The second is a spacious dining/sitting room which boasts eye catching original cupboards. On the ground floor you will also find the kitchen which has solid wood worktops and also boasts a range cooker. Heading up to the first floor there are two double bedrooms both featuring ornate fireplaces. Also on the first floor is the incredibly large and rather impressive four piece bathroom suite. Stepping outside you will find a lovely "L" shaped yard which has ample space in which to sit and enjoy your favourite tippie. Viewing is a must to fully appreciate all this lovely home has to offer.

## ACCOMMODATION

### Vestibule

The vestibule is entered via a composite door with frosted glass panel and top panel which allows plenty of natural light to flood into the vestibule showing the decorative coving and period tiled flooring. An original glazed door leads through to the hallway.

### Hallway

The hallway benefits from decorative coving and feature corbels. There is a handy double socket, tiled flooring and a radiator. An original doors lead through to the lounge, dining/sitting room and there are stairs to the first floor landing.

### Lounge

This lovely, elegant room features a large UPVC double glazed bay window with wood panelling below. Certain to catch your eye is the ornate, open fireplace with its slate hearth and contrasting white surround. The room also benefits from bespoke shelving, original ceiling rose, decorative coving and there is also a radiator.

### Dining/sitting room

A versatile second reception room boasting original cupboards and drawers which creates a lovely feature. Within the chimney breast there is an alcove which could be used to house a wood-burning stove style electric fire. The room also features a ceiling rose, decorative coving and a continuation of the tile flooring found in the hallway which also continues through to the kitchen. A UPVC double glazed window allows in plenty of light.

### Kitchen

A spacious kitchen incorporating a range of base units with a solid wood worktop and matching up stands. The kitchen also boasts a four-door range cooker with a seven ring gas hob, stainless steel splash back and extractor canopy above. A ceramic sink 1.5 with drainer board and mixer tap is set below one of the two windows. The kitchen has a under stairs storage cupboard, radiator and a central row of ceiling spotlights. A half glazed door leads out to the rear yard.

### First floor landing

A spacious landing with a double socket, decorative coving, ceiling rose and radiator. Leads to both bedrooms, bathroom and also the loft.

### Bedroom one

A fabulous double bedroom with the centrepiece being the beautiful ornate fireplace. The room also benefits from decorative coving, ceiling rose and a radiator is neatly placed below the large UPVC double glazed window that looks out to the front.



## Bedroom two

The second double bedroom with an original fireplace and eye-catching tiled hearth. There is decorative coving, ceiling rose, radiator and UPVC double glazed window to the rear.

## Bathroom

This incredibly spacious four piece suite comprises of a shower cubicle with the controls set on the tiled surround. There is a freestanding bath with bespoke shelving above. Like so many of the other rooms there is also a feature fireplace. The bathroom has a WC, pedestal hand wash basin in two rows of ceiling spotlights, each independently controlled. There is a radiator and two windows make it a light and airy room.

## Exterior

At the front of the property there is a low wall commonly associated with properties of this period. To the rear you will find a pleasant and spacious, L-shaped yard laid with chipped blue slate. The yard feels very private and has plenty space for garden furniture in which to sit out, relax and enjoy the sunshine and privacy.

## TENURE

We have been informed by the vendor the property is leasehold with a annual charge of approximately £1.85

## COUNCIL TAX BAND

## LOW FEES, LOCAL EXPERTISE

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## NOTE

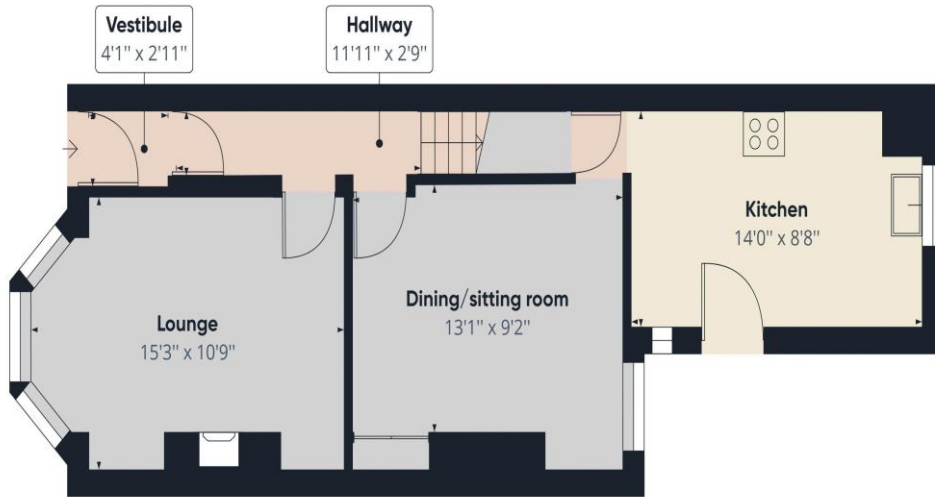
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Approximate total area<sup>(1)</sup>  
480.14 ft<sup>2</sup>

(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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Ground Floor



Approximate total area<sup>(1)</sup>  
455.84 ft<sup>2</sup>

(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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Floor 1