



Large sun trap garden at the rear

Ideal to add value or your own stamp to

Benefits from an upstairs bathroom

Large, open plan kitchen/diner

For sale with no forward chain

Spacious lounge

Good-sized bedroom

Walking distance to shops and schools

Located off the main road, tucked away in a quiet area, you will find this property which is for sale with no forward chain. Located in the ever-popular village of Seaton, this would be an ideal home for first-time buyers or for someone looking to add value, or their own stamp to their next home. The property is just a stone's throw from local shops and within easy walking distance of nearby schools. The town of Workington is easily reached with just a five minute car journey. The property has been well-maintained, and it would be relatively straightforward to transform this property into your ideal home. There is plenty of space, with a hallway that leads through to a large lounge. Beyond the lounge you'll find a spacious kitchen/diner that leads out onto the garden at the rear. To the first floor, the property has two good side bedrooms and conveniently, the bathroom is located by the bedrooms on the first floor. At the rear, there is a spacious, sun trap garden, perfect for barbecues or simply relaxing as the garden feels relatively private. To appreciate this property's attractive location and its potential, please contact the office to arrange a viewing.

ACCOMMODATION

Hallway

The hallway is entered by a traditional wooden door with frosted glass panels and frosted top panel, allowing plenty of light. The hallway leads through to the lounge and there are stairs to the first floor landing.

Lounge

This room is certainly of a generous size and therefore can easily accommodate plenty of lounge furniture such as a sofa and chair set. The room has decorative coving, a large under stairs storage cupboard and a uPVC double glazed window that looks out to the front. From the rear of the lounge, there is a door that leads through to the kitchen/diner.



Kitchen/diner

Another spacious room which had been well-maintained and incorporates a range of wall and base units, with a complementary worktop. There is a built-in electric oven with a separate gas hob and extractor above, a stainless steel sink with drainer board and mixer tap, set below a uPVC double glazed window, with a delightful outlook over the rear garden. The room benefits from a radiator and a half glazed uPVC door that leads out onto the rear garden.



First floor landing

On the landing, there is a uPVC double glazed window which looks out along the rear of the property. There is also a radiator, and the landing leads to both bedrooms and the bathroom.

Bedroom one

A good size double bedroom, with a radiator and a uPVC double glazed window to the front.



Bedroom two

A second, good sized bedroom which houses the boiler. There is a radiator and a uPVC double glazed window.

Bathroom

Currently set up as a shower room, there is a large walk-in shower cubicle with sliding screen, the shower control is set on an easy clean PVC surround. There is also a toilet, pedestal hand wash basin and an extractor fan.

Exterior

At the front of the property, there is plenty of parking available within the courtyard area. At the rear, the property enjoys a well-maintained garden, which gets the sun throughout the day. The garden feels very private and is a lovely place to enjoy the summer months. The garden has a spacious lawn and is partially fenced, partially walled, and hedged around.

TENURE

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

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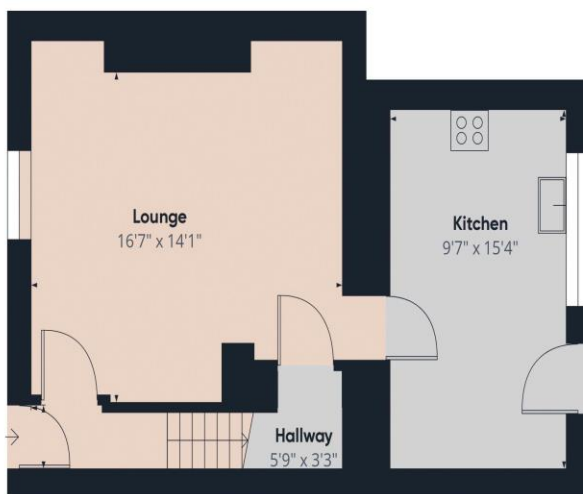
MORTGAGES

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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.





Ground Floor

Approximate total area[®]
731.31 ft²



Floor 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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