



**Modern downstairs shower room plus newly installed first floor WC**

**Loft room makes an ideal home office, games room or playroom**

**Light and airy sitting room with feature fireplace**

**Two well presented bedrooms**

This two-bedroom terraced home is certainly not your average. In fact it has recently undergone a considerable amount of work, with the addition of a fantastic loft room, first-floor WC and new decorating and carpets. The loft room gives the property plenty of versatility and it could be used as a spacious home office, games room or playroom. The loft room is even accessed via its own staircase and hall off the landing. The property is ready to move into and is tastefully decorated from top to bottom and has clearly been maintained by the current owners. Step inside, you will find yourself in the hallway which leads to the first reception room. This room makes an ideal dining room, sitting room or playroom, the choice is yours. The second reception is a spacious lounge with a gas fire, and above connections to house a flatscreen TV. Beyond the lounge you'll find a well maintained kitchen which leads to a rear hall and the modern, downstairs shower room. On the first floor there are two beautifully presented bedrooms, with tasteful décor and there is also a newly completed WC. At the rear of the property, you will find a good side yard with gated access. The property will be perfect for a first-time buyer or young couple who want space and will certainly attract the attention of families. The property is just a 10 minute walk into Workington town centre and within easy reach of numerous schools including Victoria Jr School. The train station is also just a 10 minute walk away. Viewing is highly recommended to fully appreciate the versatility and space this lovely home offers.

**Boasts a newly completed loft conversion**

**Well maintained kitchen**

**Spacious, tastefully decorated lounge**

**Walking distance to the town centre**

## ACCOMMODATION

### Vestibule

The vestibule is accessed via a uPVC door with frosted glass panel allowing in natural light. The vestibule has decorative coving, modern flooring and opens up to the hallway.

### Hallway

The hallway features a continuation of the decorative coving, décor, and modern flooring found in the vestibule. There is a radiator, and the hallway leads to the sitting room, lounge and there are stairs to the first floor landing.

### Sitting room

This versatile, first reception room has an eye-catching fireplace and connections for a flat screen wall mounted TV. There is decorative coving, wall mounted lighting and a radiator neatly placed below the large, uPVC double glazed window which looks out to the front. This room could be used as a TV room, games room or even a dining room if desired.

### Lounge

The larger of the two reception rooms, this well presented lounge has a coal effect gas fire, set on a marble hearth with matching marble insert, and above, there are connections for a flat screen wall mounted TV. Due to the proximity of the kitchen, this would also make an excellent dining room. The room has an under stairs storage cupboard, a radiator, and a uPVC double glazed window. Leads to the kitchen.

### Kitchen

A well maintained kitchen, incorporating a range of base units with a contrasting worktop. There is a stainless steel sink with drainer board and mixer tap, set below a uPVC double glazed window. The kitchen has decorative coving and also houses the boiler. There is a radiator and a door to a rear hall.

### Rear hall

Here you will find a useful built-in cupboard and a door to the shower room, whilst a uPVC door leads out to the yard.



### **Shower room**

This modern shower room comprises of a shower with glass screen and both rainfall and handheld showerheads, with easy clean PVC panelling surround. There is a toilet and pedestal hand wash basin. The walls are fully tiled and there is a radiator and uPVC double glazed frosted window.

### **First floor landing**

The landing has been modified and now leads to the two bedrooms, WC and there are stairs leading up to the loft room.

### **Bedroom one**

A light and airy bedroom with connections for a flat screen wall mounted TV. There is a radiator and a uPVC double glazed window to the rear.

### **Bedroom two**

A second well presented and generously sized bedroom which has neutral décor, a radiator, and a uPVC double glazed window to the front.

### **WC**

A fantastic addition to the property is this first floor WC. There is also a wash basin with mixer tap over a two door vanity cupboard which provides excellent storage. There is eye-catching flooring, a chrome heated towel rail, extractor, and a uPVC double glazed frosted window.

### **Loft room**

This very spacious and recently completed loft room, offers plenty of versatility. Whether you need a home office, dressing room, games room or plenty of storage, then this is perfect. The room has connections for a flat screen wall mounted TV and exposed beams create a pleasant feature. You can't help but notice the attractive glass balustrades as you head up into the room. There are power points and a skylight with blackout blind.

### **Exterior**

At the rear of the property, you will find a good size yard with an outside tap and gated access.

### **TENURE**

We have been informed by the vendor that the property is leasehold with a yearly fee of £1.80

### **COUNCIL TAX BAND A**

### **EPC E**



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## MORTGAGES

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## NOTE

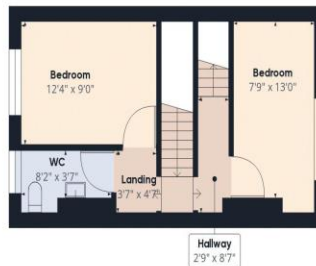
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Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
834.85 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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