



**Substantial end terraced property**

**Large, open plan lounge diner with stunning fireplaces**

**Modern bathroom with fitted storage**

**Gated drive providing off-street parking**

**Just a five minutes drive to picturesque Harrington marina**

**Ideal for first time buyers**

**Spacious and stylish breakfast kitchen**

**Three good sized bedrooms**

**Stunning rear garden**

**Close to Workington town centre**

If you're looking for a whole lot of property for your money, then look no further. Situated in a popular area of Workington, is this deceptively spacious, end terraced property. This beautiful home is immaculately presented throughout and ready to move into. Unlike the majority of houses on this street, the property boasts a stunning rear garden and a gated drive, providing off-road parking. The property is located just a short five minutes drive from Workington town centre with its wide range of amenities. Just a five minutes drive in the opposite direction, you will find yourself in High Harrington, where you can enjoy beautiful coastal walks around the attractive marina. Ideal for first time buyers, couples and with its three bedrooms, the property would suit a family. Stepping inside the property and you will find yourself in the vestibule with high ceilings and stylish wood effect flooring, the vestibule leads to the hallway, with original cornice and corbels. To the ground floor you will find a beautifully presented open plan lounge diner with stunning fireplaces. From the lounge there is access to a stylish breakfast kitchen with dual aspect windows, and a spacious bathroom with plenty of storage. To the first floor there are three good size bedrooms. Externally the property benefits from a beautiful rear garden, with sandstone patio area, which extends around the side of the property where you will find a useful storage shed and gated access to the rear lane. There is an area of artificial turf and a secure drive with gated access. This fabulous home offers tremendous value for money and must be seen to be believed. So call the office today to arrange a viewing.

## ACCOMMODATION

### Vestibule

Entered through a uPVC door with frosted glass panels and top light. The vestibule has high ceilings with original cornice, wood effect flooring and a wooden door with glass panels and glass top light leads through to the hallway.

### Hallway

The hallway features a continuation of the wood effect flooring, high ceilings, original cornice, dado rails found in the vestibule, and here you will also find original corbels and a radiator. There are open stairs to the first floor and a wooden door leads through to the lounge diner.

### Open plan lounge diner

The lounge diner is flooded with natural light via the uPVC window to the front of the property and the fully glazed uPVC door to the rear garden. To the lounge area, your eyes will be drawn to the beautiful fireplace, where you will find a coal effect gas fire on a marble hearth, with matching insert and surround. On either side of the chimney breast there are alcoves with decorative lighting. There is decorative coving and a central ceiling rose. A feature arch with original corbels opens up to the dining area. Just like the lounge, the dining room boasts a second beautiful fireplace, with coal effect gas fire and marble hearth, insert and surround. There is a radiator, decorative coving and central ceiling rose. A fully glazed door leads to the rear garden and a glazed door leads through to the kitchen.

### Breakfast kitchen

Steps lead down to the stylish kitchen, there is a range of navy blue shaker style base units with complementary worksurfaces, contemporary tiled splash backs and white, shaker style wall units creating quite a feature. A white 1.5 sink with mixer tap is set below one of the two uPVC double glazed windows that overlook the rear garden. There is space and plumbing to house a washing machine and space for a freestanding fridge freezer and freestanding oven, with a stainless steel extractor in place above. There is plenty of space to house a table and chair set and there is a radiator, loft access and a large, under stairs pantry. The kitchen features wood effect vinyl flooring, an extractor fan and decorative coving. A wooden door with frosted glass panels leads to the bathroom and a uPVC double glazed door leads to the rear garden.



## Bathroom

There is no shortage of space in this bathroom. Immaculately presented the bathroom features decorative coving, tiled flooring and part tiled walls. There is a large corner vanity unit with wall and base units and drawers, with contrasting counter top. The vanity unit houses a concealed cistern toilet and sink with mixer tap and plinth lighting above. There is a bath with mixer tap and electric shower above, with glass screen. A radiator is placed beneath a frosted glass uPVC window and the bathroom benefits from an additional large, built in storage cupboard housing the Baxi combi boiler which is serviced annually.

## First floor landing

The landing has plenty of natural light via a skylight. There is bare wood balustrades, dado rail and matching skirtings and architraves. Provides access to all three bedrooms and loft access.

## Master bedroom

Situated at the front of the property, the spacious bedroom benefits from a large, over stairs storage cupboard, decorative coving and a central ceiling rose. There is a radiator below a uPVC double glazed window that overlooks the front of the property.

## Bedroom two

The second bedroom has a uPVC double glazed window overlooking the rear of the property, decorative coving, central ceiling rose and a radiator.

## Bedroom three

Located at the rear of the property, there are steps down to the third bedroom. There is a radiator neatly placed below a uPVC double glazed window.

## Exterior

A wonderful feature of this property is the rear garden. Accessed from the dining room and the kitchen there is a lovely, raised patio, with steps down to a larger patio area. The garden is completely private, it is walled around, and surrounded by trees. There is a path around to the left where you will find a raised drive providing off-street parking with attractive gates to the front. The beautiful garden has an area of artificial grass, and the larger of the patio areas have trees to the borders and the patio leads around to the side where you will find a useful storage shed and gated access to the rear lane. The garden gets the sun throughout the day and is a lovely place to entertain family and friends.



## TENURE

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

## COUNCIL TAX BAND A

## EPC D

## LOW FEES, LOCAL EXPERTISE

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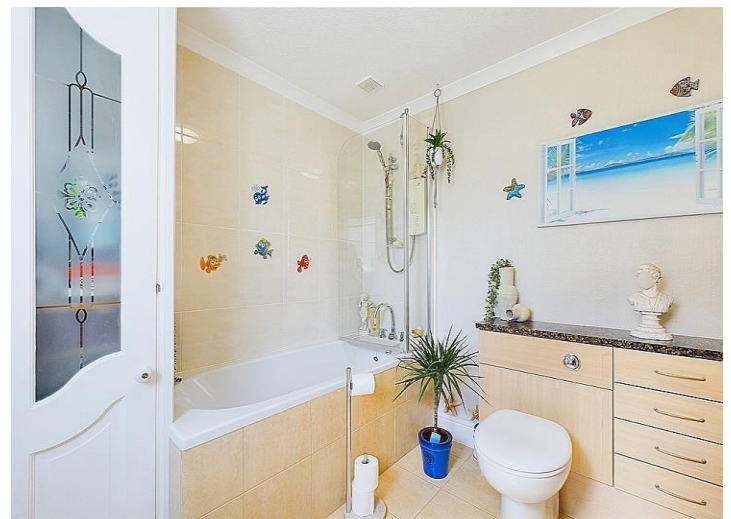
## MORTGAGES

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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.

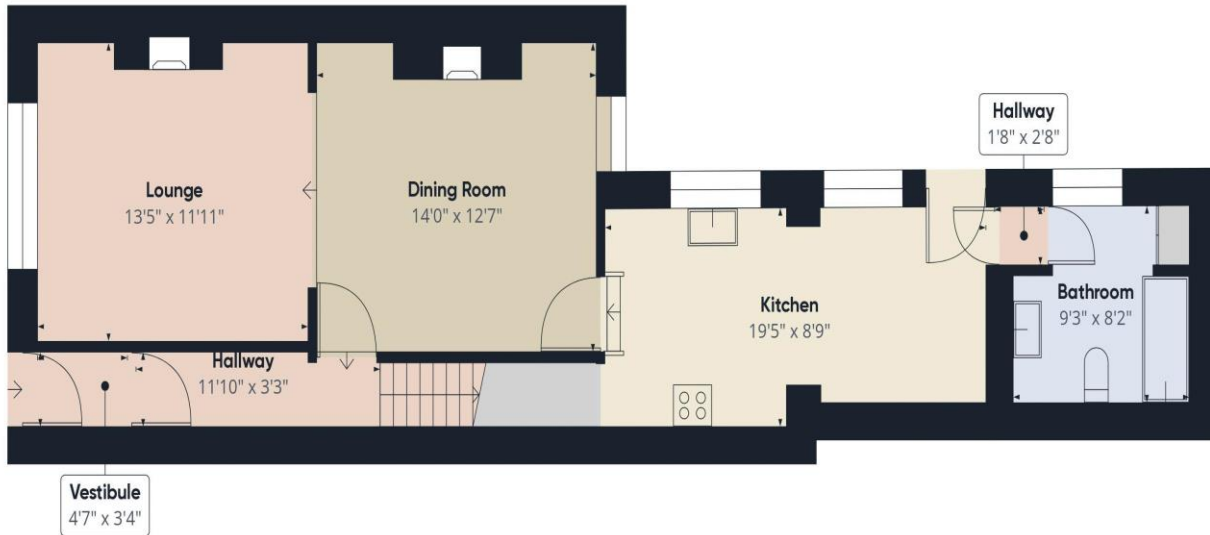




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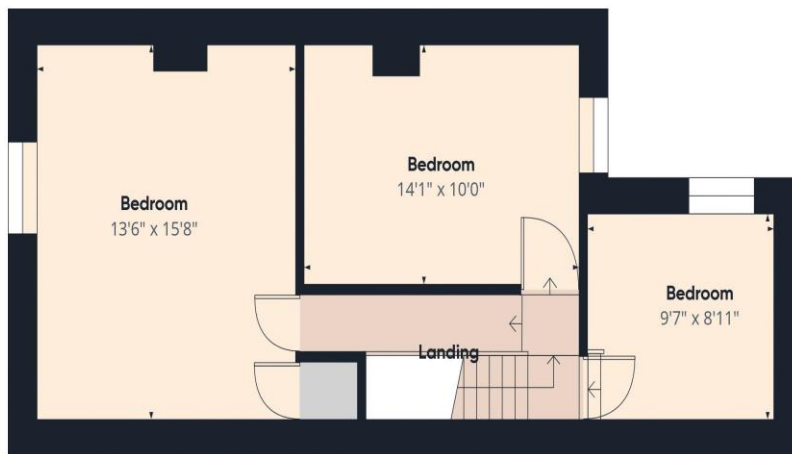
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Ground Floor

Approximate total area<sup>(1)</sup>  
1141.17 ft<sup>2</sup>



Floor 1

(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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