



No forward chain

Popular residential area

Ideal for first time buyers or investors

Low maintenance rear yard

Spacious open plan lounge/diner

Two spacious double bedrooms

Walking distance to town centre

Good potential rental income

Offered for sale with no forward chain is this well presented traditional terraced home, the property is ideal for first time buyers, couples or perhaps a buy to let investor. Situated on a quiet popular residential street on the outskirts of Workington. The amenities of the town centre are just a stone's throw away, as well as popular bars and restaurants, and public transport and popular schools are within easy walking distance. The accommodation briefly comprises: vestibule, spacious open plan, dual aspect lounge/diner, a good size galley style kitchen leading to the rear hall where there is access to the ground floor bathroom. To the first floor, there are two well proportioned double bedrooms. The loft is fully boarded and provides a functional storage area. Externally, there is a low maintenance yard to the rear with gated access. Internal viewing is recommended.

ACCOMMODATION

Vestibule

Through a uPVC door with double glazed frosted glass and top panel. Decorative coving, laminate flooring and decorative wainscoting. Provides access to the lounge/diner.

Lounge/diner

A spacious, well presented open plan lounge/diner, boasting a modern pebble effect wall mounted electric fire. Sky, TV and phone points, wall mounted lighting, decorative coving, ceiling roses, dado rail, ample space for a dining table and chairs, dimmer switch, single panel radiator and two uPVC double glazed windows. Provides access to the kitchen and stairs leading to the first floor landing.



Kitchen

Comprising a range of wall and base units with a complementary worksurface. Built in electric oven, separate electric hob with extractor above. Composite 1.5 sink with drainer and mixer tap, plumbing for a washing machine and space for a tumble dryer. Tiled flooring, tiled splashbacks and a uPVC double glazed window. Leads to the rear hallway.

Rear hallway

Continuation of the tiled flooring, and benefits from a built-in storage cupboard. Provides access to the bathroom and to the rear yard through a uPVC door with double glazed frosted glass.

Bathroom

A good sized bathroom comprising of bath with mixer tap, shower attachment and a separate electric shower above. Pedestal hand wash basin, WC, fully tiled walls, tiled flooring, double panel radiator, extractor and a uPVC double glazed frosted window.

First floor landing

Single panel radiator and provides access to both bedrooms and the loft.



Bedroom one

A spacious double bedroom benefiting from decorative coving, picture rail, single panel radiator and a uPVC double glazed window.

Bedroom two

A double bedroom benefiting from a range of built-in storage cupboards, built-in wardrobe and an additional built-in cupboard housing the Worcester combi boiler. Decorative coving, picture rail, single panel radiator and a uPVC double glazed window.

Loft

Accessed by a pull down ladder and is fully boarded and carpeted, benefits from lighting and provides an excellent storage area.

Externally

To the rear of the property is a low maintenance rear yard with gated access.

TENURE

We have been informed by the vendor the property is leasehold

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LOW FEES, LOCAL EXPERTISE

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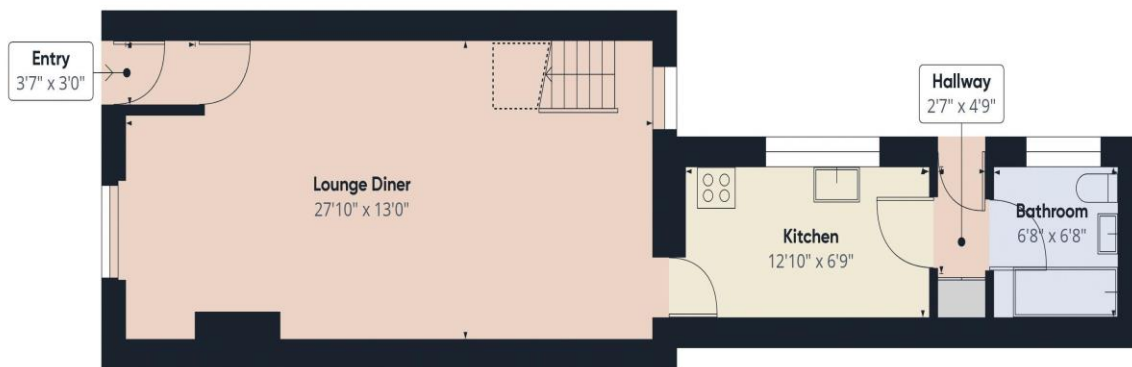
MORTGAGES

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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.





Ground Floor



Floor 1

Approximate total area⁸⁾
845.51 ft²

Reduced headroom
15.14 ft²

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.

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