



**An ideal first home or perhaps investment**

**Benefits from two spacious bedrooms**

**Good sized, first floor bathroom suite**

**Enjoys a low maintenance garden at the rear**

**Sold with no forward chain**

**Light and airy lounge**

**Stylish and modern kitchen**

**Offers good value for money**

Perhaps you are looking for your first home or looking to move somewhere a little larger that has more outside space. Maybe you are looking to extend your buy to let portfolio, whatever the reason, this lovely home could be what you have been looking for. Offered for sale with no forward chain, the property offers good value for money and is ready to move into. Located on a quiet street within Workington, the property is within walking distance of Westfield Nursery and primary School and St Gregory's Catholic primary School is also within easy reach. A local convenience store is also just on the next street, just a minutes walk away. The property has a hallway and spacious lounge, with lots of natural light via the two windows. There is a stylish, kitchen with space for a dining or breakfast table and chair set. Both bedrooms are of a good size and the main bedroom is particularly spacious. The bathroom is also located by the bedrooms on the first floor. The property has a generously sized, yet low maintenance garden, which enjoys the sun throughout much of the day. Whilst there may be some minor decorative work to do, the property is in good order with central heating and double glazing. To fully appreciate all this property has to offer, contact the office and we will arrange a visit.

## ACCOMMODATION

### Hallway

The hallway is accessed via a uPVC door with a numbered, frosted top panel. There is a radiator and a door that leads through to the lounge, and there are stairs to the first floor landing.

### Lounge

A spacious, light, and airy room, with two uPVC double glazed windows that look out to the front of the property, and both have fitted blinds. There is a coal effect gas fire, set on a marble hearth, with matching marble insert and wood surround. The room features decorative coving and a radiator provides plenty of warmth. Leads through to the kitchen.



### Kitchen

This modern kitchen is in excellent condition and comprises of wall and base units, with a complementary worktop and matching splash backs. There is a cooker in place, with a glass splash back. A stainless steel sink with drainer board and mixer tap, is set below a uPVC double glazed window that looks out onto the rear garden. There is space for a breakfast or dining table and chair set, by a glazed door that leads out onto the garden. There is also a secondary door leading out onto the side of the property. The kitchen has a useful, under stairs storage cupboard and there is a radiator in place.



### First floor landing

The landing has a uPVC double glazed window and leads to both bedrooms, the bathroom and the loft.

### Bedroom one

A spacious double bedroom with a built-in cupboard, a radiator and two uPVC double glazed windows, making it a light and airy room.

### Bedroom two

A second spacious bedroom with a radiator and A uPVC double glazed window looking out to the rear.



## Bathroom

Currently set up as a shower room, there is a shower cubicle and toilet, with wash basin, over a multi cupboard vanity, which provides plenty of storage. As well as a mirrored cabinet and a linen cupboard. There are fully tiled walls, an extractor, and a uPVC double glazed frosted window.

## Exterior

At the front of the property, there is gated access and a low wall with a patio area to the front. There is access down the left-hand side of the property to the rear garden. The rear garden has a patio area, garden shed and a well maintained lawn. For those with young children or pets the garden is securely walled around.

## TENURE

We have been informed by the vendor that the property is leasehold. With 999 years remaining and approximately £2 per annum charges.

## COUNCIL TAX BAND A

## EPC D

## LOW FEES, LOCAL EXPERTISE

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## MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

## 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 area<sup>(1)</sup>  
722.96 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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