



**Offered for sale with no forward chain**

**Contemporary kitchen and shower room**

**Walking distance to the town centre**

**Ideal investment property**

**Two double bedrooms**

**Spacious traditional terrace**

**Open plan lounge diner**

**Popular residential area**

Offered for sale with no forward chain, is this deceptively spacious, traditional terraced home. Whilst in need of some updating, the property is ideal for anyone looking to put their own stamp on it or perhaps an investor. Located in a popular residential area, the property is just a short walk to Workington town centre and the local amenities it offers. The property is also within walking distance to both Workington train and bus stations. The accommodation briefly comprises of: entrance vestibule, spacious open plan lounge diner and the kitchen to the ground floor. To the first floor there are two, spacious, double bedrooms and a large shower room which has a fitted vanity unit. Externally the property benefits from a low maintenance rear yard with gated access.

## ACCOMMODATION

### Entrance vestibule

Entered through a uPVC double glazed door with a pattern oval glass window. You will find a wooden glazed door provides access into the lounge diner.

### Lounge diner

A spacious, dual aspect, open plan, lounge diner. To the lounge area there is a gas fire which is set into a marble hearth with a marble insert and a decorative wooden surround. There are decorative wall lights to the alcoves and a uPVC double glazed window overlooking the front of the property. To the dining area there are open stairs to the first floor, a uPVC double glazed window overlooking the rear yard and a wall mounted storage heater. Provides access into the kitchen.

### Kitchen

A contemporary cottage style kitchen with a range of wooden wall and base units, contrasting work surfaces and tiled splash backs. There is a built in electric oven, an integrated microwave, a double corner composite sink and drainer unit with a mixer tap. You will find an electric hob is set into the worktop with a stainless steel extractor fan above, a wall mounted storage heater, tile effect vinyl flooring and a large understairs storage cupboard. There is an integrated fridge freezer and you will find plumbing for washing machine and for a dishwasher. There is a uPVC double glazed window and a uPVC double glazed door leading out to the rear yard.

### First floor landing

A large landing area with loft access featuring a handy pull down ladder. Provides access to the bedrooms and shower room.

### Master bedroom

A spacious, light and airy, double bedroom with a useful built in storage cupboard, a uPVC double glazed window, decorative cornice to the ceiling and storage heater.



## **Bedroom two**

A generous second double bedroom, with uPVC double glazed window overlooking the rear yard and a wall mounted storage heater.

## **Shower room**

A large, contemporary, shower room with a large, fitted, vanity unit. There are wall and base units providing handy storage, open shelving, contrasting counter tops and a vanity mirror with pelmet lighting and incorporating a hand wash basin and concealed cistern toilet. There is a corner shower cubicle with electric shower and sliding glass doors, part tiled walls, large built in storage cupboard housing the water and storage heater, a uPVC double glazed window and there are panels to the ceiling.



## **Externally**

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

## **TENURE**

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

## **COUNCIL TAX BAND A**

## **EPC E**

## **LOW FEES, LOCAL EXPERTISE**

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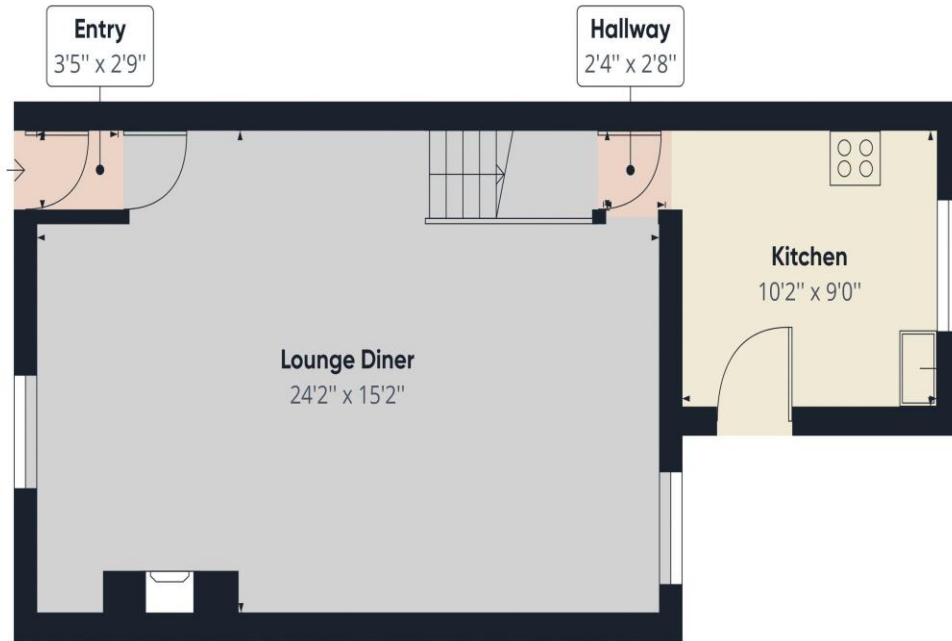
## MORTGAGES

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.



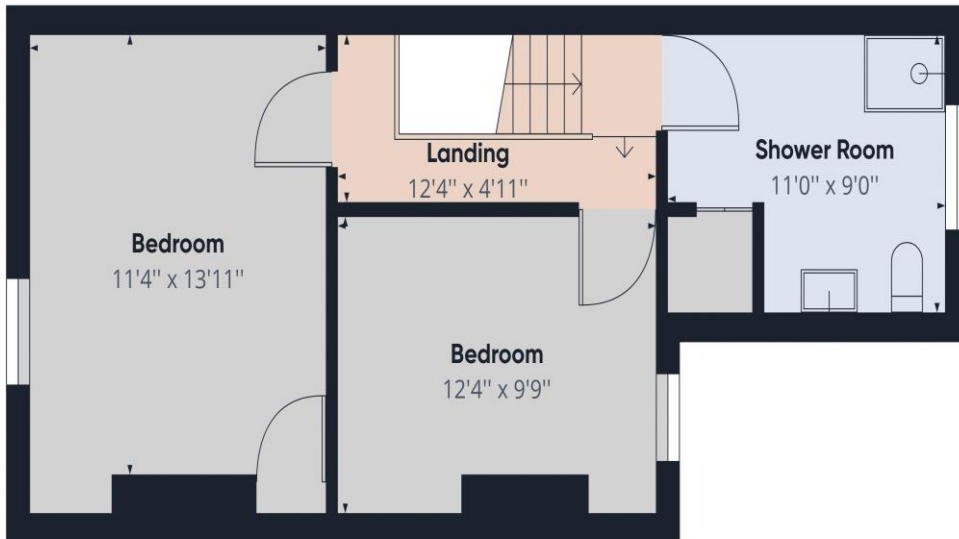


Approximate total area<sup>(1)</sup>  
459.53 ft<sup>2</sup>

(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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Approximate total area<sup>(1)</sup>  
423.51 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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Floor 1