



Offered for sale with no forward chain

Multi-fuel stove to the lounge

Two well presented double bedrooms

Quiet, dead-end street

Walking distance to the town centre

Tastefully decorated throughout

Contemporary, modern kitchen

Stylish, four piece bathroom

Ideal for first time buyers

Close to bus and train station

Offered for sale with no forward chain is this well presented, traditional terraced property. Nestled on a quiet, dead-end road with no through traffic and looking onto mature trees to the front. The property is immaculate throughout and ready to move into, making it ideal for first time buyers or perhaps a ready to go investment property. Located in a quiet, popular residential area, on the outskirts of Workington town centre with the local amenities within easy reach and the bus and train station is just a short walk away as is the town centre. The accommodation briefly comprises, entrance vestibule, leading to a spacious lounge with multi-fuel stove. There is also a lovely, contemporary kitchen diner and a useful utility cupboard. To the first floor, there are two well proportioned bedrooms and a stylish modern bathroom which boasts a four-piece suite. Externally, the property has a larger than average, low maintenance rear yard, which boasts a good size outbuilding providing excellent storage. Viewing is essential to appreciate this lovely property.

ACCOMMODATION

Entrance vestibule

Entered through a modern composite door, the vestibule has been freshly decorated with neutral décor, and modern wood effect vinyl flooring.

Lounge

A bright and spacious lounge, with tasteful, modern décor. There is a feature, multi-fuel stove, set into the chimney breast, with slate hearth, and wall mounted TV connections above. The lounge benefits from modern, wood effect flooring, and a uPVC double glazed window overlooking the front of the property, with a radiator below. Provides access into the kitchen/diner and there is open access to the inner hall and stairs.



Kitchen diner

A contemporary, kitchen diner, with a range of high-gloss, cream wall and base units, with contrasting wood effect work surfaces and matching upstands. There is an integrated fridge freezer, stainless steel sink and drainer unit, built in electric oven with black glass electric hob, set into the worktop and a stainless steel and curved glass extractor fan above. There are two uPVC double glazed windows, which overlook the rear of the property and provide plenty of natural light. To the dining area, there is a radiator and access into a utility cupboard, with a central, uPVC double glazed door providing access into the rear yard. The kitchen diner boasts neutral, modern décor, with contrasting wood effect flooring, spotlights to the ceiling and wall mounted TV connections.



Utility cupboard

This useful space has a plumbing for washing machine, and also houses the Worcester, combi boiler.

First floor landing

The landing has a stylish, modern pendant light fixture above the stairs and provides access into two bedrooms and the bathroom.

Bedroom one

A beautifully presented, recently decorated double bedroom, with tasteful neutral décor. The uPVC double glazed window looks out onto mature trees to the front of the property, with a radiator below. There is a large, built-in storage cupboard which would make excellent wardrobe space.



Bedroom Two

A good size second bedroom also benefiting from a built-in storage cupboard. With neutral, modern décor, a decorative alcove and a uPVC double glazed window overlooking the rear of the property with a radiator below.

Bathroom

A stylish modern bathroom, incorporating a four piece suite which briefly comprises bath with mixer tap, pedestal sink and push button flush toilet. There is a separate, walk in shower cubicle, with mixer shower and bi-folding shower screen the bathroom features a chrome, towel heating radiator and beautiful, contemporary tiling to the walls and floor, with spotlights and panelling to the ceiling.

Externally

To the rear of the property, is a generously sized rear yard, which also boasts a useful outbuilding, offering excellent storage, with gated access into the rear lane.

TENURE

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

COUNCIL TAX BAND A

EPC E

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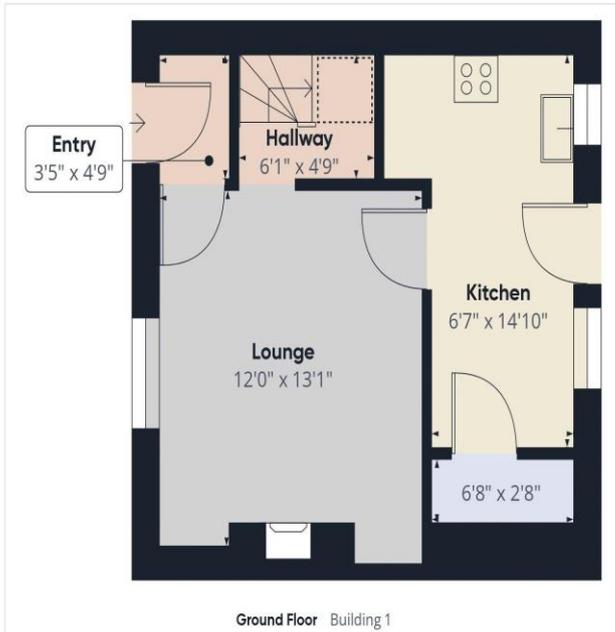
MORTGAGES

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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.






Approximate total area⁽¹⁾
735.25 ft²

Reduced headroom
6.16 ft²

(1) 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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