



Offered for sale with no forward chain

Recently decorated with neutral décor

Ideal for first time buyers or investors

Walking distance to the town centre

Two double bedrooms

Two reception rooms

Popular residential area

Close to bus and train stations

Offered for sale with no forward chain, is this traditional terraced property, recently decorated throughout with a neutral theme, the property just needs a couple of carpets and its ready to go. Ideal for first-time buyers, couples or perhaps an investor looking for a rentable property to increase their portfolio. The property is in a popular residential area and 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, entrance vestibule, light and airy lounge, good size, versatile second reception with fireplace, which would make a great sitting room or dining room. There is a contemporary fitted kitchen and ground floor bathroom. To the first floor there are two generous double bedrooms, with one benefitting from over bed, fitted wardrobes. Externally, there is a low maintenance rear yard with gated access. Viewing is essential to appreciate the accommodation on offer.

ACCOMMODATION

Entrance Vestibule

Entered through a uPVC double glazed door, with frosted glass and frosted top light, there is modern décor and mosaic effect vinyl flooring.

Lounge

A light and airy lounge, recently decorated with neutral décor and with new floor boarding, laid ready for carpeting. There is a uPVC double glazed window overlooking the front of the property, a built in cupboard housing the gas meter, a double panel radiator and decorative coving to the ceiling.

Dining room

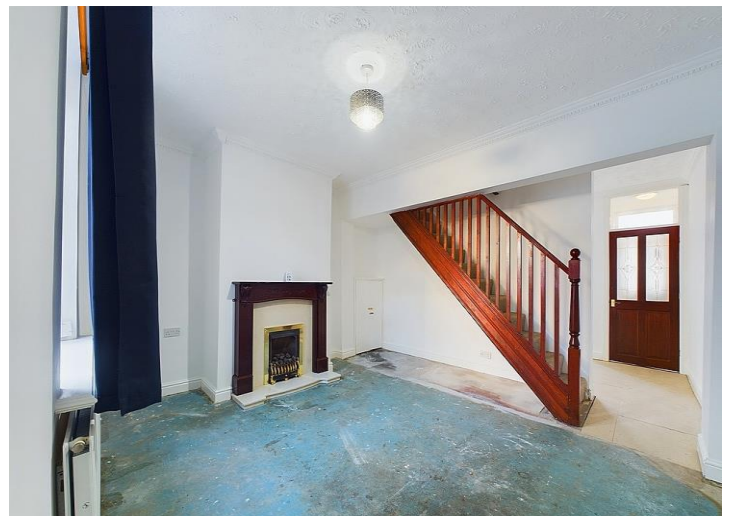
A versatile second reception room, boasting a feature gas fire with decorative wooden surround and marble hearth. Recently decorated, with clean white walls, there are open stairs to the first floor with wooden balustrades, an open, under stairs area with built in cupboard, housing the electric meters and a uPVC double glazed window overlooking the rear yard, with a double panel radiator below.

Kitchen

Contemporary, shaker style kitchen, with a range of wall and base units, with contrasting work surfaces and matching splash backs. There is a built in electric oven, with stainless steel gas hob, set into the work top with a stainless steel extractor hood above, a stainless steel sink and drainer unit, with mixer tap, plumbing for a washing machine below and space for an under counter fridge. The uPVC double glazed window overlooks the rear yard and a double panel radiator.

Rear hall

Here you will find a fitted worktop, with built in cupboard above, housing the combi boiler and a uPVC double glazed door, leading out to the rear yard and access into the bathroom.



Bathroom

The contemporary, white suite briefly comprises, a bath with electric shower above, a pedestal sink and toilet. There is fully tiled walls, panelling and spotlights to the ceiling, a uPVC double glazed frosted glass window and a single panel radiator.

First floor landing

Provides access into the bedrooms

Bedroom one

Located at the front of the property, this spacious, well presented double bedroom, has modern, neutral décor and benefits from a useful built in storage cupboard, with uPVC double glazed window overlooking the front of the property with a double panel radiator below.

Bedroom two

This generously proportioned, light and airy second double bedroom, has been recently decorated, with modern neutral décor, with fitted, overbed wardrobes providing plenty of storage. There is a uPVC double glazed window, overlooking the rear of the property and a double panel radiator.

Externally

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

TENURE

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

COUNCIL TAX BAND A

EPC TBC



LOW FEES, LOCAL EXPERTISE

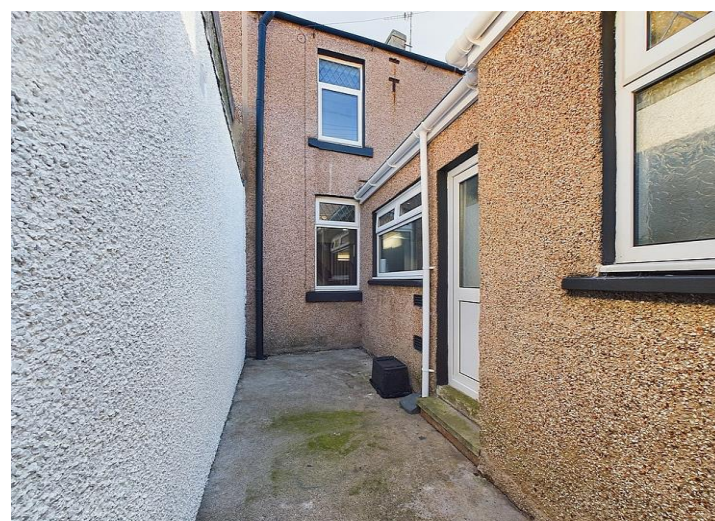
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MORTGAGES

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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.





Vestibule
3'5" x 3'6"



Bathroom
5'3" x 6'2"

Hallway
2'9" x 5'6"

Ground Floor

Approximate total area¹⁾
681.19 ft²

Reduced headroom
12.48 ft²



Landing

Floor 1

Excluding balconies and terraces