



Well presented, three bedroom semi-detached property

Two beautiful, light, and spacious reception rooms

Walking distance to the town centre

Planning permission for ground floor extension

Sea and fell views from the front bedrooms

Generously sized rear garden

Conservatory to the rear

Close to popular local schools

Large driveway and garage

Lovely family home in sought-after area

Situated in a highly desirable area of Workington, is this well presented three bedroom semi detached home. The property is in walking distance to the town centre and within easy reach of popular local schools. Benefitting from a large driveway with off-road parking for multiple cars, as well as a garage and a surprisingly large garden. It's no surprise, with such a large plot, the property has been granted planning permission for a large wrap around extension to the ground floor. The accommodation is light and airy throughout and briefly comprises entrance hall, sitting room with bay window and a spacious lounge with patio doors leading out onto the garden. There is a contemporary kitchen which leads to a lovely conservatory, with patio doors onto the garden. There is also a useful utility cupboard with plumbing for washing machine. To the first floor there is three bedrooms, a spacious double to the rear, a beautifully presented master bedroom with fell and sea views to the front of the property and a good size single bedroom which also enjoys the views. The modern, generously sized family bathroom is also conveniently located by the bedrooms. Externally, the property enjoys a large plot which incorporates a pleasant front garden, there is a large, driveway leading to a detached garage at the rear of the property. There is a generously sized rear garden, which incorporates a patio area and large lawn. Viewing is highly recommended to appreciate the space on offer.

ACCOMMODATION

Entrance hall

Entered through a modern, composite door, with frosted patterned glass panel and two, frosted glass uPVC side windows providing plenty of natural light. The spacious hallway benefits from an under stairs storage cupboard, and a double panel radiator. With lovely, oak balustrades to the stairs which lead to the first floor and oak doors leading into the lounge and the second reception room.

Sitting room

Currently used as a sitting room, this versatile reception room would make a fantastic dining room, or perhaps a playroom. This beautifully presented, light and airy sitting room, is flooded with light from the uPVC double glazed bay window, which overlooks the front of the property. There is beautiful ceiling cornice, a central ceiling rose, modern, neutral décor, and a double panel radiator.

Lounge

A well presented, light and spacious lounge, situated at the rear of the property the room benefits from uPVC double glazed, sliding patio doors, which lead out onto the rear garden, a modern, wall mounted, framed log effect gas fire, set into the chimney breast. There is beautiful, decorative cornice and central ceiling rose, a TV point, and a double panel radiator.

Kitchen

The contemporary kitchen, features a range of shaker style, wall, and base units, with contrasting work surfaces and tiled splash backs. There is a stainless steel sink and drainer unit with mixer tap, a built-in electric oven, with electric hob set into the worktop, with modern, stainless steel and curved glass extractor hood above. The kitchen also features an integrated fridge freezer. There are spotlights, modern, grey wood effect vinyl flooring, two uPVC double glazed windows, pelmet lighting and spotlights to the ceiling. The kitchen features neutral décor, a double panel radiator and an oak glazed door which leads to the rear conservatory.



Conservatory

A lovely addition to the property, the dwarf wall conservatory has panoramic, uPVC windows, which look out over the rear garden, with uPVC double glazed patio doors leading outside. There is neutral, white décor, complemented by the grey, wood effect vinyl flooring, a double panel radiator and an oak door leading into the utility cupboard.

Utility cupboard

A fantastic use of the space, the current owners have created a utility cupboard with plumbing for washing machine and space for a tumble dryer. The cupboard also houses the Baxi combi boiler.

First floor landing

The spacious landing, has oak balustrades, a uPVC double glazed window to the stairs, providing excellent natural light, with solid oak doors leading into three bedrooms and the family bathroom.

Bedroom two

A second, well proportioned, light and airy double bedroom, with modern décor a uPVC double glazed window which overlooks the rear garden and offers a lovely elevated view across Workington, with a double panel radiator below.

Family bathroom

This generously sized, family bathroom, has a contemporary, modern suite which briefly comprises; a wall mounted vanity unit, with high gloss drawers, incorporating a rectangular, hand wash basin with mixer tap and LED mirror above, a 'P' shaped shower bath, with curved glass shower screen, with mixer shower above and corner mixer tap. A pushbutton toilet and a wall mounted storage cabinet and a retro style, column radiator. There are contemporary, modern tiles to the walls and floor, two uPVC double glazed, frosted glass windows and loft access.



Master bedroom

The beautifully presented, light and spacious master bedroom, is flooded with natural light from the uPVC double glazed bay window, which enjoys a lovely, sea view with the fells in the background, there is modern, white décor and a double panel radiator.

Bedroom three

Situated at the front of the property, there is good size, single bedroom, which also enjoys the beautiful views to the front of the property. There is a TV and Internet connection points, modern décor, and a double panel radiator, with a uPVC double glazed window above.

Externally

To the rear of the property, there is a large, rear garden which is mostly laid to lawn, with mature shrubs to the borders and a block paved, patio area to the rear of the conservatory. The property also benefits from a single, detached garage to the rear, and a large driveway to the side which can easily accommodate three cars. To the front of the property, there is a pleasant, front garden which is laid to lawn with mature shrubs to the borders with large driveway which wraps around the side of the property to the rear, where there is a detached single garage offering off-road parking for multiple cars.

TENURE

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

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NOTE

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