



**Spacious open lounge/diner**

**Modern fitted kitchen**

**Good size rear yard**

**Town centre location**

**Sold with no forward chain**

**Stylish modern bathroom**

**Two light and airy bedrooms**

**Ideal first home or investment**

First choice move is delighted to bring to the market this well presented, two bed property. Situated on the edge of Workington town centre, 29 Harcourt Street is just a stroll to the shops and amenities of the town centre and ideally located for primary and secondary schools. Boasting excellent public transport links Workington has easy access to the Lake District and the large city of Carlisle. Tastefully decorated throughout and ready to move into, an ideal purchase for first time buyers or couples. The accommodation briefly comprises of: vestibule, spacious lounge, kitchen and bathroom. To the first floor there are two good sized double bedrooms. Externally there is on street parking to the front and a walled around yard with gated access to the rear. Internal viewing is highly recommended.



## ACCOMMODATION

### Entrance vestibule

Entered through a uPVC double glazed door with frosted patterned glass panel and a uPVC top light. Provides access into the lounge/diner.

### Lounge/diner

A spacious, light and airy, dual aspect, open plan, lounge diner. To the dining area there is useful under stairs storage space and an open staircase to the first floor and there is a uPVC double glazed window overlooking the front of the property. To the lounge area there is a modern pebble effect fire set into a suite with wooden surround. You will find a uPVC double glazed window overlooking the rear of the property with a double panel radiator in place below, TV, Internet and telephone connection points and access into the kitchen.



### Kitchen

This contemporary, modern, kitchen with a range of wood effect wall and base units, contrasting work surfaces, built in electric oven with a stainless steel gas hob set into the worktop and a stainless steel extractor hood is in place above. There is a stainless steel sink and drainer unit with mixer tap, plumbing for washing machine below, space for freestanding fridge freezer, wood effect vinyl flooring, a uPVC double glazed window, a uPVC double glazed door leading out onto the rear of the property and the kitchen also houses at the combi boiler. Provides access into the bathroom.



### Bathroom

A modern bathroom with a white suite which briefly comprises of: bath with angled corner mixer tap, a mixer shower above and a curved glass shower screen. There is a pedestal hand wash basin with mixer tap, a push button flush toilet, contemporary modern tiled surround around the bath, a uPVC double glazed frosted glass window, a double panel radiator, an extractor fan and wood effect vinyl flooring.

### First floor landing

With modern sunken ceiling spotlights and power points. Provides access to two double bedrooms.



### **Bedroom one**

Situated at the rear of the property, this spacious, well presented, double bedroom benefits from floor to ceiling fitted wardrobes to one wall with sliding mirrored doors, neutral décor a uPVC double glazed tilt and turn window overlooking the rear of the property and single panel radiator.

### **Bedroom two**

A second, well proportioned, double bedroom with neutral décor, loft access to the ceiling, a uPVC double glazed window overlooking the front of the property and a single panel radiator.

### **Exterior**

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

### **TENURE**

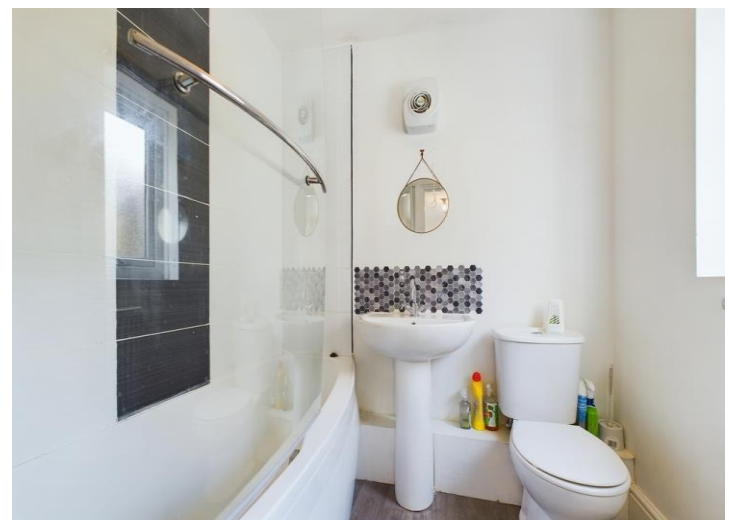
We have been informed by the vendor the property is freehold.

### **COUNCIL TAX BAND A**

### **EPC TBC**

### **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

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

406.10 ft<sup>2</sup>

Reduced headroom

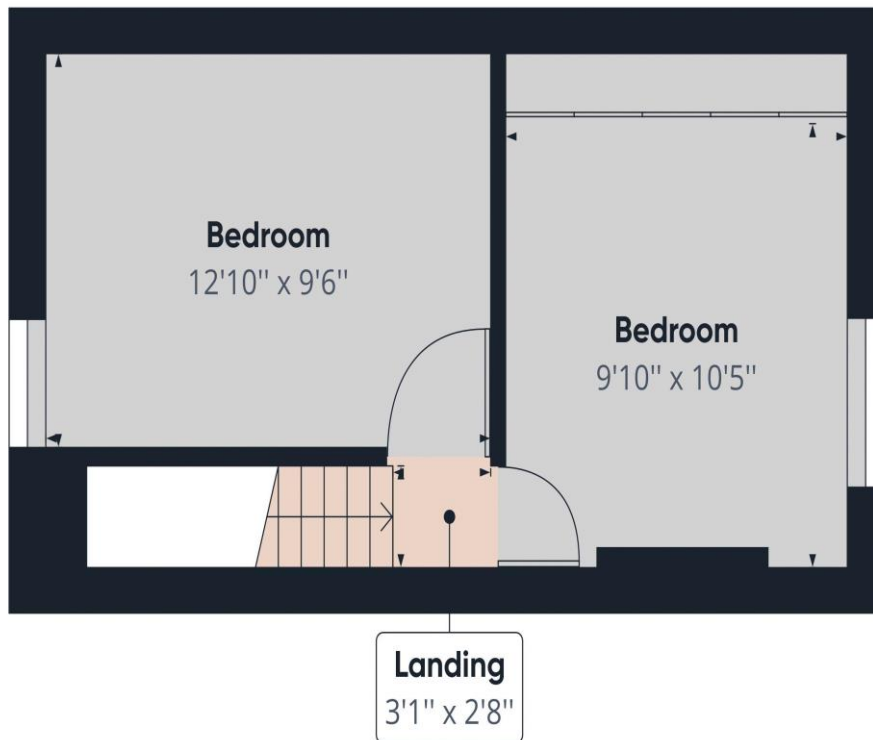
9.63 ft<sup>2</sup>

(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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Floor 1

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

255.06 ft<sup>2</sup>

(1) Excluding balconies and terraces

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