



Beautifully presented home offering excellent value

Beautiful garden front and rear with summerhouse

Separate dining/sitting room could be a playroom or bedroom

Lovely lounge with French doors to the garden

Modern first floor shower room

Spacious and modern kitchen

Three light and airy bedrooms

Enjoys a view towards the sea

Boasts a large, 7 m, pitched roof garage

Features to versatile reception rooms

The perfect home if you are a first-time buyer or family looking for something larger is now available. This beautiful, three-bedroom home has a tremendous amount to offer including stunning gardens front and rear. The rear garden also boasts a summerhouse which is ideal for parties, relaxing or could be used as a playhouse for children. You will also notice at the rear the substantial, 7 m pitched roof garage which has parking in front and an electronic roller door. Within the property, there is a hallway that leads through to the lounge. A tastefully decorated room, there is a view towards the sea from the front and the French doors, at the rear open out to the rear garden. The property boasts a second reception room which is currently used as a dining room. This room offers plenty of versatility and would make an ideal sitting room, games room, home office or could be used as a downstairs bedroom if desired. The kitchen is in excellent condition and is of a modern style. The kitchen leads to a rear hall where you will find a handy under stairs storage cupboard and downstairs WC. Heading up to the first floor, the spacious landing area leads to all three bedrooms and the shower room. The two largest bedrooms enjoy views towards the sea and the third bedroom looks down onto the garden at the rear. The shower room has plenty of style and is conveniently located by the bedrooms. The property is set within a popular area with Workington town centre being just a short drive away. The Cumbrian shoreline is within easy reach and the picturesque harbour where pleasant walks are to be enjoyed at Harrington is also just a three or four minutes drive away. For those with children, St Mary's Catholic primary School, Beckstone primary School are just two of the schools are within easy reach. This property offers great value for money. You will struggle to get two reception rooms, lovely gardens and a large garage with a drive for this price in many other areas. To fully appreciate all this property has to offer please contact the office and we will arrange a viewing.

ACCOMMODATION

Hallway

The hallway is accessed via a uPVC door with a large, decorative glass panel. The hallway leads to the lounge, dining room, kitchen and there are stairs leading up to the first floor landing.

Lounge

This lovely, light and airy room has plenty of natural light, with a large uPVC double glazed window to the front from which you can see the sea. At the rear of the room, there are uPVC French doors which allow additional natural light and have a delightful outlook onto the attractive garden at the rear. The room features a modern, coal effect electric fire which is set on a marble hearth with matching marble insert. A tastefully decorated room with decorative coving and a radiator provides plenty of warmth.



Dining room

A second, versatile reception room which could be used as a downstairs bedroom, sitting room, playroom or home office if desired. The room features decorative coving and a radiator, centrally placed below two uPVC double glazed windows which have a pleasant outlook over the front garden and the sea is visible in the distance.



Kitchen

This modern fitted kitchen incorporates a range of shaker style, cream wall and base units with a contrasting granite effect worktop with matching up stands and eye-catching tile splash back. There is space for a cooker with an extractor in place above. A stainless steel sink with drainer board and mixer tap is set below one of the two uPVC double glazed windows that look out onto the rear garden. The kitchen has feature wood panelling and leads to a rear hall.

Rear hall

The rear hall has a useful under stairs storage cupboard and leads to the downstairs WC whilst a glazed uPVC door leads out to the side of the property.

WC

Here you will find a toilet, fully tiled walls and a uPVC double glazed frosted window.



First floor landing

Heading up the curved stairs, to the first floor landing you will find a uPVC double glazed window which enjoys an attractive, elevated view towards the sea. The spacious landing has a handy power point and leads to all three bedrooms and the shower room.

Bedroom one

This large double bedroom makes the perfect master bedroom and has a built-in linen cupboard which also houses the combi boiler installed in 2023 and serviced in 2024. A tastefully decorated room, with a radiator and a uPVC double glazed window with a view towards the sea.

Bedroom two

The second bedroom is a good size double and enjoys a view from its elevated position towards the sea. The window is uPVC and the room has a radiator.

Bedroom three

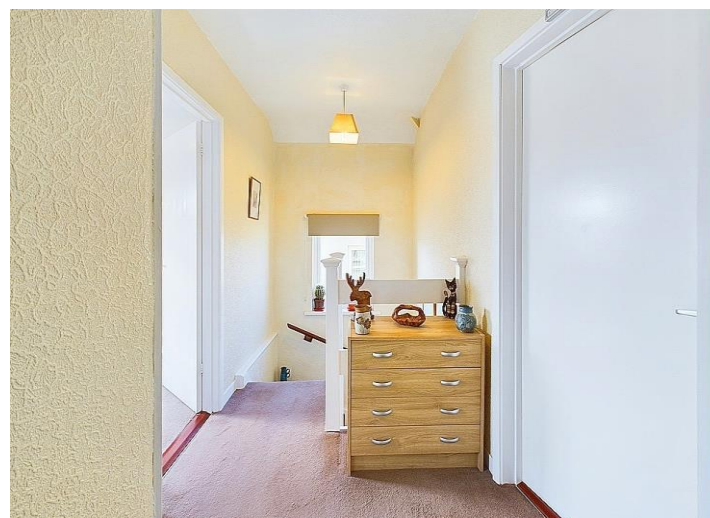
The third bedroom would make an ideal home office or dressing room if desired. There is a radiator and a uPVC double glazed window that looks out to the rear.

Shower room

This modern shower room comprises of a shower cubicle with twin sliding doors, the shower control set on an easy clean PVC surround. There is a wash basin with mixer tap, over a two door vanity unit with a mirrored cabinet above, all providing fantastic storage. There is a toilet, large chrome heated towel rail and ceiling spotlights. The bathroom has an extractor fan, easy clean PVC panels and a uPVC double glazed frosted window.

Garage

The property benefits from a substantial 7m garage with a pitched roof which provides additional storage. There is an electronic roller door, lighting and numerous power points. Not only that directly in front of the garage door there is also parking. The garage has plenty of space for not only a car but a gym area or workshop.



Exterior

At the front of the property there is a lovely garden which is fenced around and has a gate leading to a path, which provides access to the front door and around to the side of the property. Either side of the path you will find well-maintained lawns and borders bursting with a variety of plants and flowers which provide a lovely outlook. There is access around the right-hand side of the property where you will also find space and you could place a garden shed if desired. The rear garden is very pretty with a spacious seating area outside the French doors of the lounge. The garden has a well maintained lawn with borders featuring a wide variety of plants and flowers which make the garden very attractive. At the bottom of the garden you'll find a summerhouse which has lighting and power points. The summerhouse is perfect for relaxing, entertaining or would make a wonderful playhouse for children.

TENURE

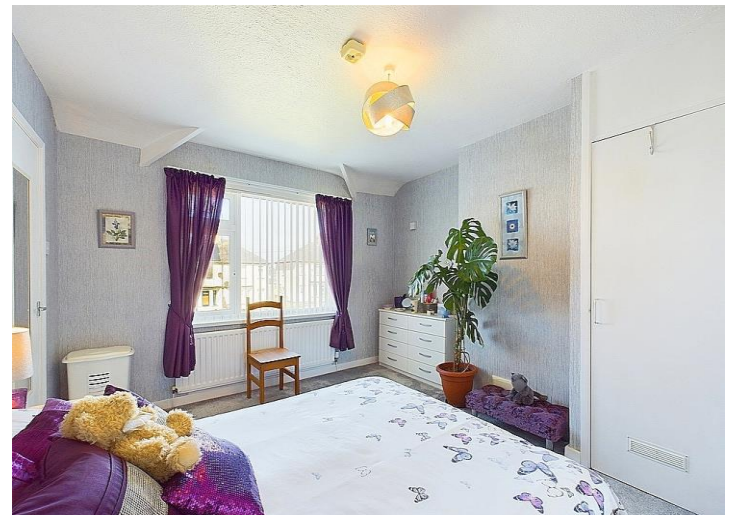
We have been informed by the vendor that the property is freehold.

COUNCIL TAX BAND A

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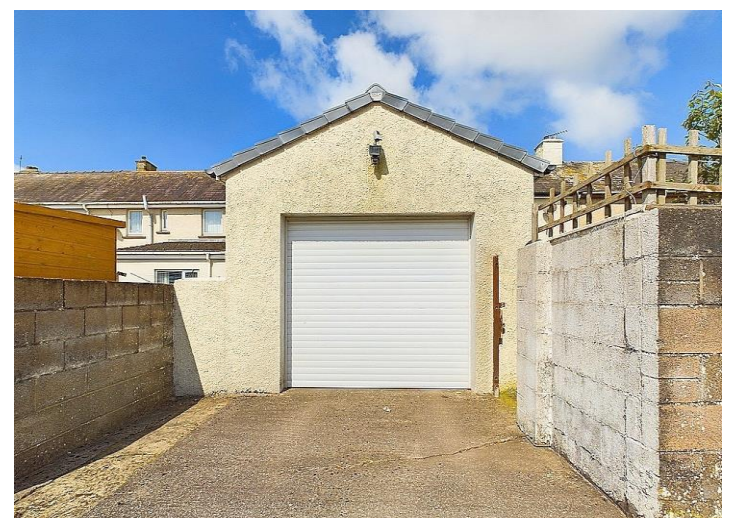
MORTGAGES

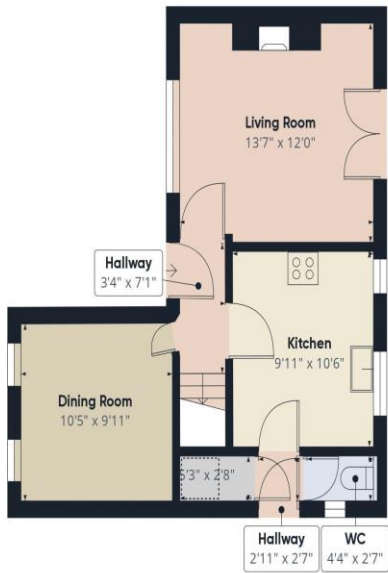
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NOTE

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.







Ground Floor Building 1



Floor 2 Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area^m
1189.34 ft²

Reduced headroom
6.97 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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