



Recently redecorated throughout

New carpets and flooring

Two versatile reception room

Excellent transport links

Benefits from a new kitchen

Boasts a new front door

Two spacious double bedrooms

Ideal first home or investment

The spacious property offers fantastic value for money and will be a superb choice of home for first-time buyers, couples or may catch the eye of a buy to let investor. Recently, a considerable amount of money has been spent on the property, including new flooring throughout much of this home. There has also been a new front door fitted, decorated throughout, and best of all, a new kitchen has been installed. The property certainly has a convenient location offering excellent transport links and is relatively central to the towns of Whitehaven and Workington. The property is located on the outskirts of the village of Distington which has a school and convenience store. Just a two-minute walk from the property, you will find a garage where there is a Starbucks, Burger King and the garage has an Asda express store. Step inside the property and you'll find yourself in the hallway which leads to both reception rooms. Having two reception rooms gives plenty of versatility, with one been used as a lounge and the other could be used as a dining or sitting room if desired. Beyond the second reception room you will find the newly installed kitchen which leads to a utility/WC. To the first floor, there are two well presented double bedrooms, both with new carpets and décor. One of the bedrooms leads through to a spacious en-suite. At the rear of the property you will find a low maintenance yard with gated access. Internal viewing is highly recommended to fully appreciate the value for money this property offers.

ACCOMMODATION

Entrance hall 14' 7" x 2' 8" (4.44m x 0.81m)

Entered through a white uPVC door, there is wood effect laminate flooring, a double panel radiator and coat hooks.

Front reception room 11' 4" x 9' 6" (3.45m x 2.89m)

A bright and airy room with; original high skirting boards, sockets and original door, there is a double panel radiator and a uPVC double glazed window.

Rear reception room 11' 3" x 12' 9" (3.43m x 3.88m)

A light and spacious room featuring an electric, living flame fire, a double panel radiator, TV points and telephone socket. The room boasts original high skirting boards and original wooden doors and a large under stairs walk-in cupboard.

Kitchen 12' 2" x 7' 1" (3.71m x 2.16m)

A light and spacious, recently installed kitchen, with fitted cupboards and contrasting black worktop. There is a stainless steel sink with draining board and mixer style tap, a built in fridge and space for a freezer and cooker. There is a uPVC double glazed window, a double panel radiator and a back door leading to the yard.

Utility 10' 5" x 4' 3" (3.17m x 1.29m)

This room is a great use of space, featuring space and plumbing for a washing machine/dishwasher, toilet and sink. There is also a uPVC double glazed window looking out to the yard.

Bedroom one 11' 6" x 13' 1" (3.50m x 3.98m)

This light and spacious double room features high traditional skirting boards and original wooden doors. This room also benefits from a double panel radiator, plug sockets and a telephone point.



Bedroom two 11' 6" x 13' 1" (3.50m x 3.98m)

Another double room featuring high, original skirting boards and original doors with a double panel radiator. This room gives access to the main family bathroom, and provides beautiful views to the countryside. Also benefits from a large cupboard, granting access to the attic.

Bathroom 12' 8" x 7' 2" (3.86m x 2.18m)

Large family bathroom featuring a three piece bathroom suite comprising a "P" shaped bath with shower over, pedestal style sink and toilet. There is a double panel radiator and a large uPVC double glazed, tilt and turn window. The bathroom benefits from a large cupboard housing the combi boiler

TENURE

We have been informed by the vendor the property is Leasehold

COUNCIL TAX BAND A

EPC C

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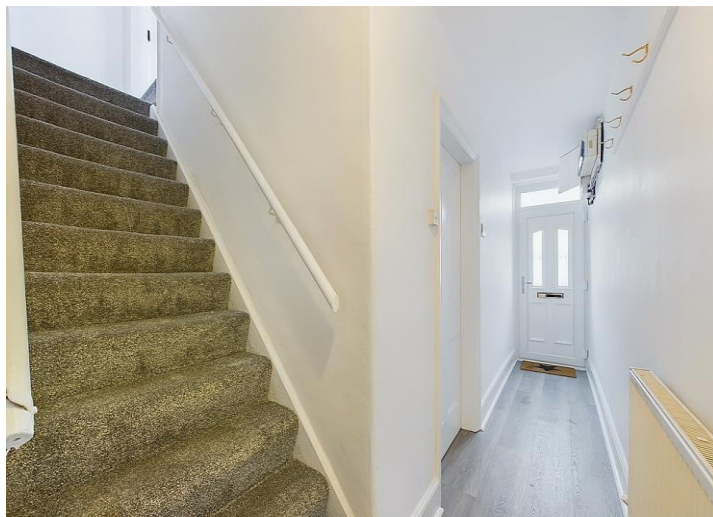


MORTGAGES

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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[®]
478.42 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Ground Floor



Approximate total area[®]
409.58 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Floor 1