



Traditional terraced home

Versatile attic room

Lovely rear yard with artificial grass and built-in seating

Ideal for first-time buyers

Within easy reach of the train and bus stations

Two spacious double bedrooms

Two reception rooms

Well presented throughout

Walking distance to the town centre

Close to local schools

If you're looking for your first home, looking to downsize, or perhaps an investment opportunity, this lovely, traditional terraced property might just be the one for you. Boasting two reception rooms, a stylish, kitchen, contemporary bathroom and a lovely, rear yard with artificial grass and built-in seating and storage. The property has plenty to offer. Situated on a popular residential street, on the outskirts of Workington town centre, the property offers plenty of amenities within walking distance, as well as the bus and train stations which are close by. The accommodation briefly comprises, entrance vestibule a well presented lounge, a second, versatile reception room, currently used as a dining room. There is a stylish, kitchen with high gloss units and a contemporary bathroom. To the first floor there are two generously sized a well presented double bedrooms and from the master bedroom and stairs to a useful attic room with skylight. Externally the property boasts a lovely rear yard which has been covered for all year-round use, with artificial grass built-in wooden storage and seating area. Offering a lovely low maintenance place to sit out. Viewing is essential to appreciate the accommodation on offer.

ACCOMMODATION

Entrance vestibule

Entered through a modern, uPVC double glazed door, with patterned frosted glass and uPVC top light. A wooden door leads into the lounge.

Lounge

The beautifully presented lounge, has stylish, modern décor, a uPVC double glazed window overlooking the front of the property, a double panel radiator and modern lighting, with a door leading into the inner hall.

Inner hall

With a single panel radiator, stairs to the first floor and access into the dining room.

Dining room

A good size, versatile second reception room, which would make a great sitting room. There is a large, under stairs storage cupboard, modern décor, a double panel radiator and a uPVC double glazed window overlooking the rear of the property.

Kitchen

A stylish, modern kitchen, with a range of high gloss, grey wall and base units with contrasting wood effect surfaces and glass splashbacks. There is a built-in stainless steel, electric oven, and gas hob, set into the worktop, with matching splashback. The kitchen features a stainless steel sink and drainer unit, with mixer tap, plumbing for a washing machine, a double panel radiator and wood effect flooring. A uPVC double glazed window overlooks the rear of the property and the kitchen is open to the rear hall.

Rear hall

With a uPVC double glazed door, with frosted glass leading out onto the rear of the property, there is modern, wood effect, vinyl flooring and space for a freestanding fridge freezer, with a door leading into the bathroom.



Bathroom

The contemporary, bathroom has fully tiled walls, wood effect flooring, with suite briefly comprising; bath, with mixer tap and mixer shower above, with rainfall showerhead and glass shower screen and a pushbutton flush toilet and pedestal sink with mixer tap. There is a built-in cupboard, housing the combi boiler, a single panel radiator and a uPVC double glazed window with frosted glass.

First floor landing

Providing access into two double bedrooms.

Master bedroom

Situated at the front of the property, this generously sized double bedroom, is well presented, with a uPVC double glazed window overlooking the front of the property and a double panel radiator. A door leads to a staircase providing access into the loft room.

Loft room

This useful space offers fantastic storage to the master bedroom, with additional storage into the eaves and a skylight window, this great space would also make a fantastic home office or perhaps a games room.

Bedroom two

A second, well proportioned double bedroom, with a uPVC double glazed window overlooking the rear of the property and a double panel radiator.

Externally

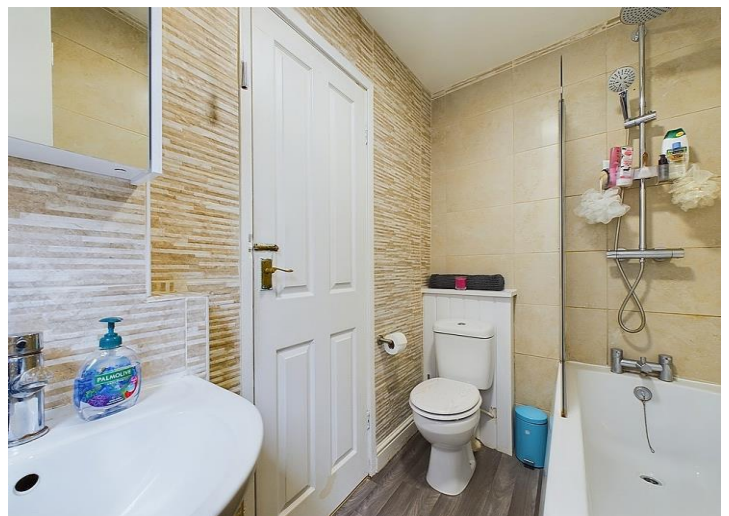
The current vendor has certainly made the most of the exterior, with a lovely, covered, rear yard with artificial grass and built-in storage and seating, perfect for sitting out. With gated access to the rear.

TENURE

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

COUNCIL TAX BAND A

EPC E



LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

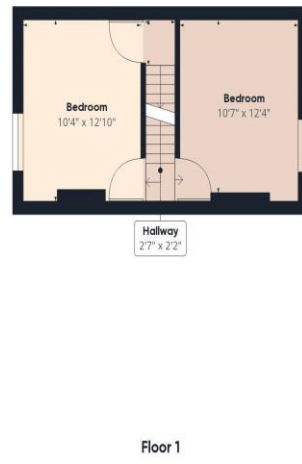
MORTGAGES

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.





Approximate total area⁽¹⁾
714.8 ft²

(1) 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.

GIRAFFE360