



**Offered for sale with no forward chain**

**Three bedrooms**

**Ideal for first time buyers, couples, and families**

**Easy walk to the town centre**

**Well presented traditional terrace**

**Open plan lounge diner**

**Walking distance to school and amenities**

**Low maintenance rear yard**

Offered for sale with no forward chain, is this spacious, well presented, traditional bay fronted property. Situated on a popular residential street, on the outskirts of Workington town centre, the property is close to local amenities and popular local primary and secondary schools. The town centre is within walking distance, with a wider range of amenities available. This would be an ideal purchase for first time buyers, couples, and families alike. The accommodation briefly comprises entrance hall, spacious, open plan lounge diner, with bay window to the front of the property. There is a feature gas fire to the lounge area and a kitchen to the rear of the ground floor. To the first floor, there are three good size bedrooms and the family bathroom. Externally, The front of the property is set back from the road by a low wall, with a small patio area and path leading to the front door. To the rear of the property, is a low maintenance enclosed gravelled rear yard with gated access. Viewing is essential to appreciate this lovely home.

## ACCOMMODATION

### Entrance hall

Entered through a uPVC double glazed door with frosted glass panels and matching frosted glass top light. The hallway has high ceilings, with lovely, original cornice, recessed glass shelf and laminate wood effect flooring. Provides access to the first floor via the stairs and into the lounge diner.

### Dining room

The beautifully presented dining room has modern, neutral décor, with a built-in window seat to the beautiful bay window, flooding the room with natural light. The room benefits from high ceilings, with decorative cornice and dado rail. There is neutral décor, a radiator and wood effect laminate flooring. The dining room has an open archway which leads to the lounge.

### Lounge

The well presented lounge has a large feature fireplace, with stone insert and hearth and large stone effect mantle and surround. The full height uPVC window at the rear of the room, provides plenty of natural light. There is modern, neutral décor, to match the dining room and the room has dado rail, decorative coving, wood effect laminate flooring and provides access into the kitchen.

### Kitchen

A good size kitchen, with a range of white wall and base units, with contrasting work surfaces and tiled splash backs. There is a stainless steel sink and draining unit with mixer tap, plumbing for a washing machine and space for a tumble dryer. There is a built-in stainless steel electric oven and stainless steel gas hob, set into the worktop, with an integrated extractor hood above. The kitchen features two uPVC double glazed windows, a radiator and a uPVC double glazed door with frosted glass, leading out onto the rear of the property. There is tiled flooring and a large, under stairs storage cupboard.

### First floor landing

Here you will find high ceilings with decorative coving and neutral décor. The landing benefits from useful, built-in storage cupboard and provides access into three bedrooms and the family bathroom.



### **Master bedroom**

The light and spacious master bedroom benefits from a good size, built-in wardrobe, with internal shelf and hanging rail and bi-folding wooden doors. There is modern, neutral décor, a uPVC double glazed window overlooking the front of the property and a radiator.

### **Bedroom two**

The beautifully presented second double bedroom also benefits from a built-in storage cupboard with internal shelving. There is bright, neutral décor, decorative coving and dado rail, a radiator and a uPVC double glazed window overlooking the rear of the property.

### **A bedroom three**

The good-sized single bedroom has a uPVC double glazed window overlooking the rear yard. There is a radiator, and the bedroom also houses the Baxi combi boiler.

### **Bathroom**

A contemporary, modern bathroom with suite briefly comprising bath, with glass shower screen and electric shower, a pedestal sink and a toilet. There is fully tiled walls, tiled flooring, and a uPVC double glazed frosted glass window.

### **Externally**

The front of the property is set back from the road by a low wall, with a small patio area and path leading to the front door. To the rear of the property, is a low maintenance enclosed gravelled rear yard with gated access.

### **TENURE**

We have been informed by the vendor that the property is leasehold with an annual charge of around £1.60.

### **COUNCIL TAX BAND A**

### **EPC TBC**

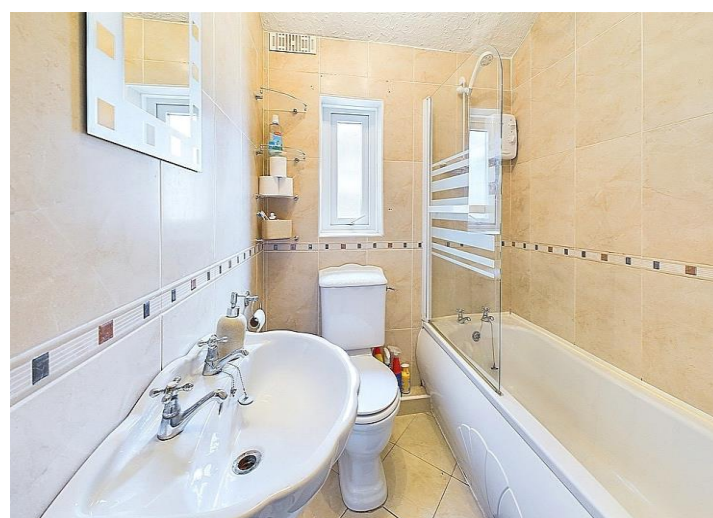
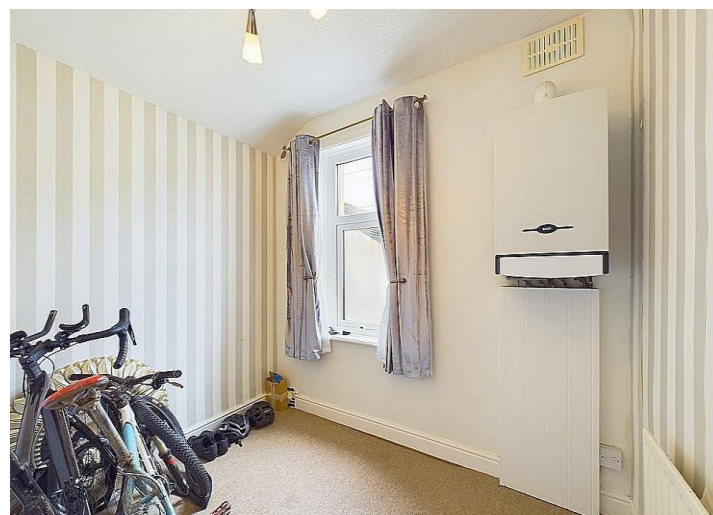


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## MORTGAGES

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## NOTE

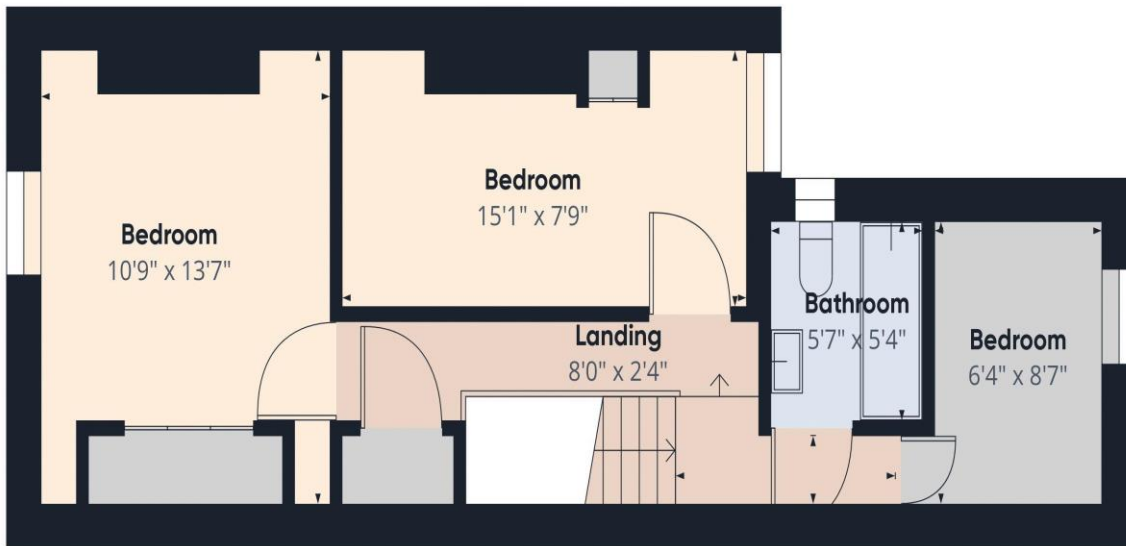
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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

Approximate total area<sup>(1)</sup>  
871.21 ft<sup>2</sup>



Floor 1

(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.

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