



Offered for sale with no forward chain

Popular residential area

Neutral décor

Moderate work required

Close to the bus and train station

Ideal project

Modern kitchen and bathroom

Great investment opportunity

Walking distance to local amenities

Walking distance to the town centre

Offered for sale with no forward chain is this traditional terraced home. The property has plenty to offer and would make an ideal purchase as an investment. There is no hiding that there are areas of the property that need some attention. However, the property has been plastered throughout. There is modern, neutral décor, and a stylish kitchen and bathroom which are just in need of finishing off. Located in a quiet, popular residential area on the outskirts of Workington town centre, the local amenities are within easy reach and the bus and train station is just a short walk away. The accommodation briefly comprises, entrance hall, a spacious, well presented lounge, with spotlights to the ceiling and modern décor, the kitchen is fitted with a stylish, high gloss, grey wall and base units. There is a damp issue to the rear wall of the kitchen. However, the kitchen itself seems to be recently fitted. To the first floor, there are two spacious, well presented double bedrooms, with neutral décor, with the front bedroom, just requiring a carpet. The stylish modern family bathroom boasts a four piece suite, whilst there are some finishing touches and the sink to replace, there's very little work required in this room. Externally, the property benefits from a brick built outbuilding offering excellent storage and there is a low maintenance rear yard, with side garden and a sandstone wall with gated access to the rear . To fully appreciate the potential on offer, call the office to arrange a viewing.

ACCOMMODATION

Entrance hall

Entered through a uPVC double glazed door, with frosted patterned glass panel and matching frosted glass top light. The well presented entrance hall has stairs to the first floor, with stainless steel balustrades, an open, under stairs storage area, and a radiator. Provides access into the lounge.

Lounge

The bright and spacious lounge has tasteful, modern décor, with wall mounted TV connection points. There is a built-in cupboard, housing the gas meter, a uPVC double glazed window, with modern, wood effect sill, which overlooks the front of the property with a radiator below and spotlights to the ceiling.



Kitchen

The kitchen needs work to the back wall. There is a stylish, modern kitchen with a range of grey wall and base units, with contrasting wood effect work surfaces, with built-in electric oven and electric hob, stainless steel splashback and stainless steel extractor hood above. One side of the kitchen, houses the washing machine and tumble dryer and there is a built-in wine rack, kickboard lighting, composite sink and draining unit with mixer tap. There is ample space for a freestanding fridge freezer. A uPVC double glazed window overlooks the rear of the property with a radiator below. There is a second uPVC double glazed window, and uPVC double glazed door with frosted glass, leads out onto the rear yard. The kitchen benefits from modern, wood effect, ceramic tile flooring.



First floor landing

The first floor landing provides access into two good size bedrooms and the bathroom.

Family bathroom

Whilst the bathroom is in need of some finishing off, there is a contemporary modern suite, which briefly comprises of a large, walk-in shower cubicle, with stylish modern tiled surround and an electric shower. There is a chrome, heating tower radiator, a vanity unit with built-in storage and plumbing for a sink, a bath with waterfall mixer tap and a pushbutton flush toilet. The bathroom features contemporary, modern part tiled walls, panelling and spotlights to the ceiling and a uPVC double glazed window with frosted glass and modern vinyl flooring.



Master bedroom

A spacious double bedroom benefitting from an open storage cupboard, with internal hanging rail. Ideal as wardrobe space with internal lighting and a radiator. The bedroom has neutral décor, TV connections and a uPVC double glazed window which overlooks the front of the property, with a radiator below.

Bedroom two

Situated at the rear of the property, there is a good size bedroom with pulldown ladder for loft access, neutral décor, and wall mounted TV connections. There is a uPVC double glazed window which overlooks the rear of the property with a radiator.

Externally

To the rear of the property is a low maintenance rear yard with garden area to one side and a lovely, sandstone retaining wall. There is gated access and a useful outbuilding.

TENURE

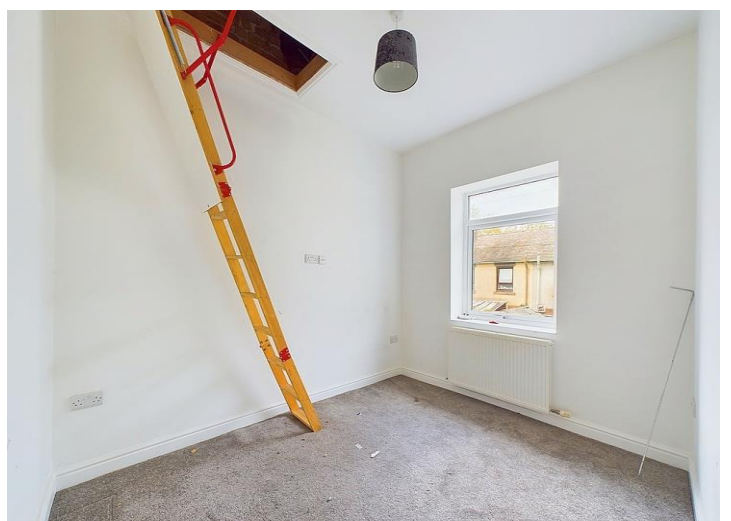
We have been informed by the vendor that the property is freehold.

COUNCIL TAX BAND A

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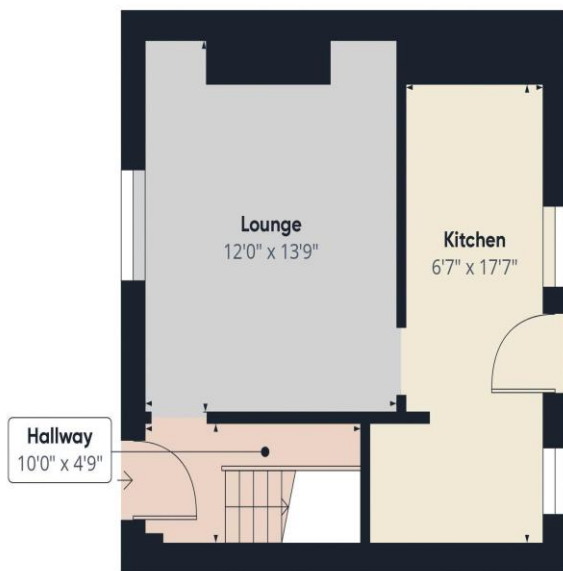
MORTGAGES

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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

Approximate total area⁽¹⁾
659.06 ft²

Reduced headroom
3.52 ft²



Floor 1

(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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