



Offered for sale with no forward chain

Ideal for first-time buyers couples and families

Good size kitchen with separate utility

Quiet side road with no through traffic

Spacious, traditional terraced home

Spacious open plan lounge diner

Low maintenance rear garden with decking

Walking distance to the town centre

Whilst in need of light decoration, this lovely property has high ceilings and spacious rooms and benefits from a rear garden. Located on a quiet side street with no through traffic on the outskirts of Workington town centre. This is an ideal property for first-time buyers couples and families. The local amenities of Workington town centre are within walking distance, as are popular local schools. The accommodation briefly comprises, entrance vestibule, entrance hall, spacious, dual aspect, open plan lounge diner with feature fireplace and a good-sized kitchen. The property also benefits from a separate utility room. To the first floor, there are three generously sized bedrooms and the family bathroom. Externally, the property benefits from a rear garden with a yard leading to a raised deck area with paved and gravel area to the rear. This lovely traditional terraced home has plenty to offer, viewing is highly recommended.

ACCOMMODATION

Entrance vestibule

Entered through a modern composite door with frosted glass panels and a uPVC frosted glass top light. An oak glazed door leads into the entrance hall.

Entrance hall

The entrance hall has high ceilings with original cornice and a radiator. There are stairs to the first floor and an oak glazed door leading into the lounge diner.

Lounge diner

The spacious, light, and airy open plan lounge diner features a modern fire suite to the lounge area, high ceilings with decorative cornice and central ceiling roses. There is a uPVC double glazed window overlooking the front of the property, a TV point, and a radiator. To the dining area, there is a continuation of the high ceilings, cornice and ceiling rose and the room benefits from a radiator, and a uPVC double glazed window which overlooks the rear of the property. An oak glazed door leads into the kitchen.

Kitchen

A good size kitchen with a range of wood effect wall and base units, with contrasting work surfaces and tiled splash backs. There is a built-in electric oven with stainless steel, gas hob, set into the worktop, and a stainless steel and glass extractor hood above. A 1.5 stainless steel sink and draining board with mixer tap, is set below a uPVC double glazed window, overlooking the rear of the property. There is an integrated dishwasher and space for an undercounter fridge and freezer if required or alternatively this space would make a great breakfast bar area. The kitchen benefits from tiled flooring, and a uPVC double glazed door with frosted glass. From here there is open access to the rear utility.

Utility room

This useful utility area with built-in worktop has plumbing and space for a washing machine. The utility room also houses the Worcester Combi boiler. There is ample space for fridge freezer and a uPVC double glazed window overlooks the rear garden.



First floor landing

A split-level landing with a built-in storage cupboard. Provides access into three bedrooms and the bathroom.

Master bedroom

A spacious double bedroom with a uPVC double glazed window overlooking the front of the property with a radiator below and a TV point.

Bedroom two

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

Bedroom three

Situated at the rear of the property, the generously proportioned third bedroom, has a uPVC double glazed window which overlooks the rear garden with a radiator below.

Bathroom

The bathroom has a modern white suite which briefly comprises of a bath with wall mounted shower attachment from the mixer tap, a pedestal sink with mixer tap and a push button flush toilet. The bathroom benefits from PVC panelled splash backs, wood effect vinyl flooring, a chrome towel heating radiator, and a uPVC double glazed frosted glass window.

Externally

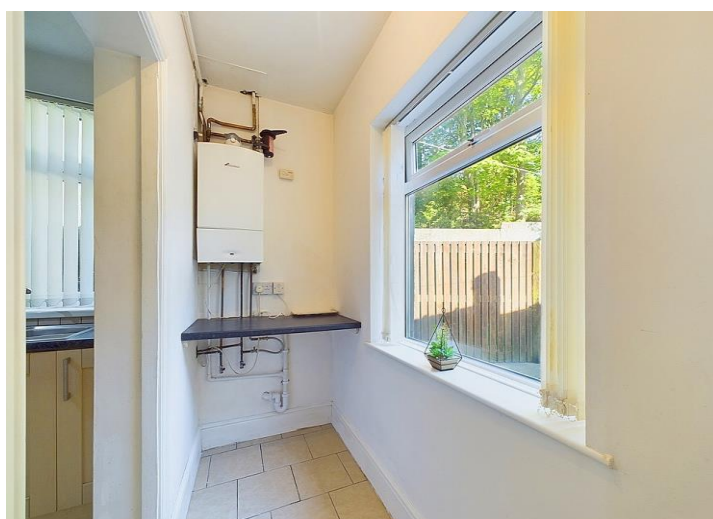
The property enjoys a lovely rear garden with yard area leading to a raised decking, gravel, and paved area to the rear, with gated access and an outside tap.

TENURE

We have been informed by the vendor that the property is leasehold with no annual charges.

COUNCIL TAX BAND A

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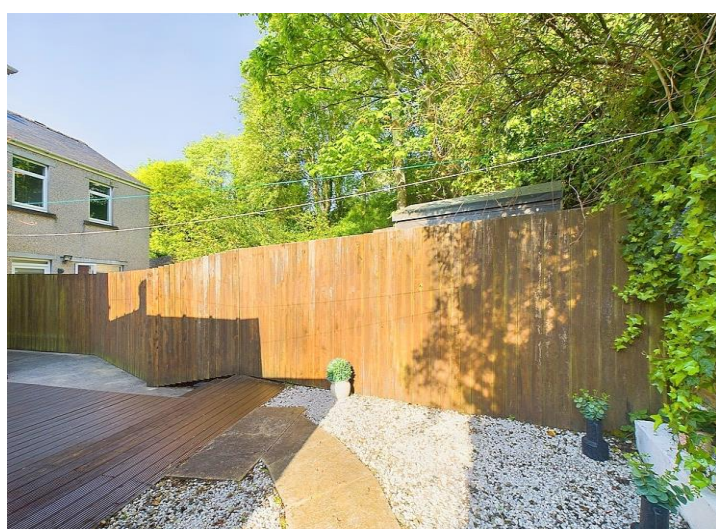
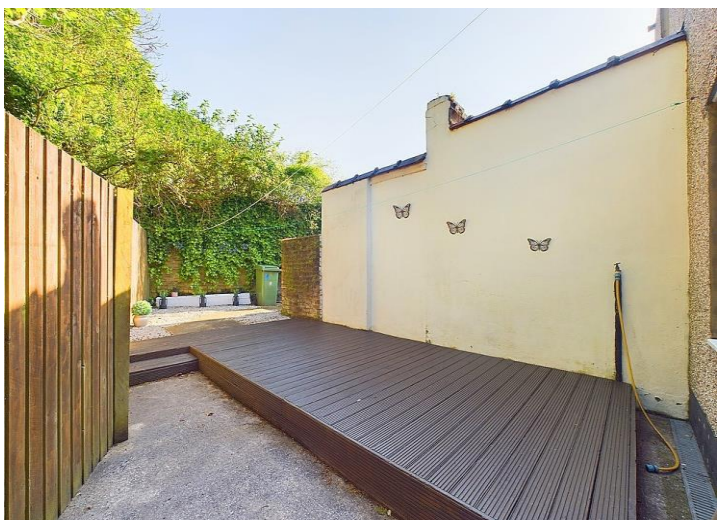
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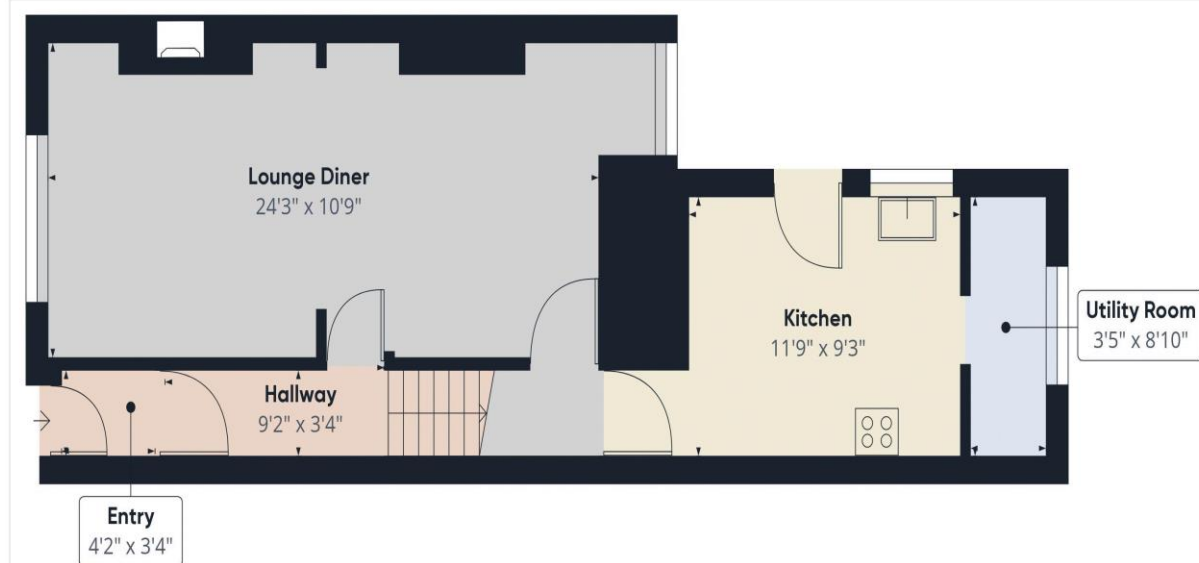
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NOTE

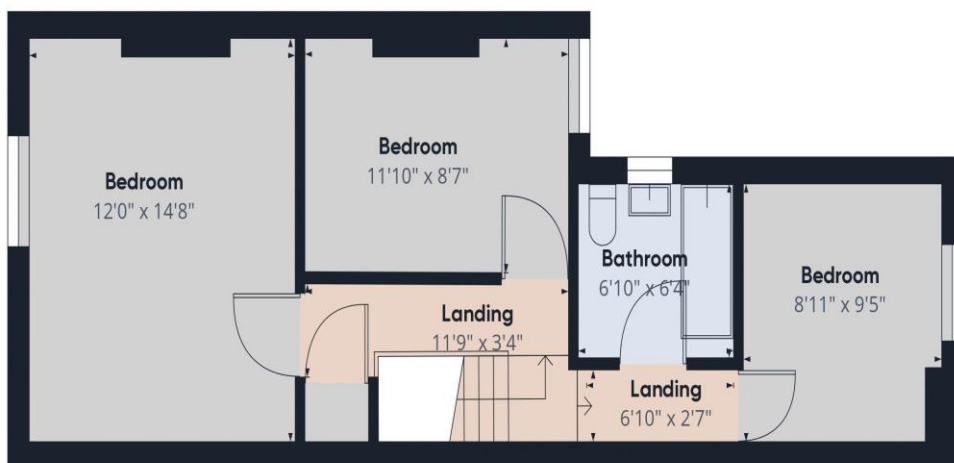
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Ground Floor



Floor 1



Approximate total area⁽¹⁾
965.89 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.

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