



**Well presented, traditional terraced home**

**Plenty of built in storage**

**Immaculate throughout with vibrant modern décor**

**Ideal for first time buyers**

**Stylish bathroom with free standing bath and separate shower**

**Walking distance to the train and bus stations**

**Quiet residential area**

**Contemporary open plan kitchen diner**

**Close to local amenities**

**Large low maintenance rear yard**

This immaculate stylish home is ideal for first time buyers and couples. Well presented throughout and with a large low maintenance rear yard offering outside space. Located in a quiet, popular residential area, on the outskirts of Workington town centre with the local amenities within easy reach and the bus and train station is just a short walk away, as is the town centre. Making it a convenient location for anyone who uses public transport for work or leisure. The accommodation briefly comprises entrance vestibule, light and airy lounge and a stylish, open plan kitchen diner. To the first floor, there are two beautifully presented and well proportioned double bedrooms, with vibrant, modern décor. The contemporary modern bathroom is also conveniently located on the first floor and boasts a four piece suite with includes a stylish, free standing bath. To the rear of the property is a larger than average rear yard, which is well maintained, with sandstone wall and colourful fencing, There is a useful composite shed and two large planters, with lovely bedding plants that add an additional splash of colour.

## ACCOMMODATION

### Entrance vestibule

Entered through a modern uPVC double glazed door with frosted glass and matching top light. There is a built in meter cupboard and a modern glazed door leading to the lounge.

### Lounge

The beautifully presented lounge has vibrant, modern décor, with a feature chimney breast wall, housing the wall mounted, glass fronted electric fire. The uPVC double glazed window overlooks the front of the property, a radiator below and there are connections to house a large, flatscreen TV.



### Kitchen diner

The contemporary, modern kitchen diner has a range of white wall and base units, with contrasting wood effect work surfaces and metro style, tiled splash back. A stainless steel sink and drainer unit with mixer tap, is set below a uPVC double glazed window, overlooking the rear yard, with plumbing for a washing machine below. There is a built in electric oven, with a stainless steel gas hob, set into the worktop and an integrated extractor hood above. There is a built in wine rack and glass fronted display cabinets. The light and airy dining space has a uPVC double glazed window which overlooks the rear yard and a uPVC double glazed door, which floods the space with natural light. There is plenty of warmth from the radiator and the white, wood effect flooring complements the vibrant décor.



### First floor landing

From the lounge, the door leads to the stairs and there is a large, understairs storage cupboard. The stairs have tasteful, modern décor with a stylish feature wall and to the top of the stairs there is access to two bedrooms and the bathroom.

### Master bedroom

This generously proportioned double bedroom, has vibrant modern décor, and a large, built in wardrobe, offering excellent storage, a uPVC double glazed window overlooking the front of the property, TV connections and a radiator.



## Bedroom two

A second well presented double bedroom, with tasteful, modern décor. There is a built in storage cupboard which houses the combi boiler and a feature alcove. A uPVC double glazed window overlooks the rear of the property and there is a radiator.

## Bathroom

A stunning, modern bathroom, boasting a four piece suite, which briefly comprises, walk in shower cubicle, with electric shower and contemporary modern tiled surround. The standout feature of the bathroom is the freestanding bath, with floor standing mixer tap with shower attachment. There is a pedestal sink, with fitted towel rail, a push button flush toilet and a wall mounted mirrored cabinet with LED lighting. There is modern tiling to the walls and floor, ceiling spotlights, an extractor fan and a chrome towel heating radiator.

## Externally

To the rear of the property is a larger than average rear yard, which is well maintained, with sandstone wall and colorful fencing. There is a useful composite shed and two large planters with lovely bedding plants that add an additional splash of color. With gated access.

## COUNCIL TAX BAND A

## EPC TBC

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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>  
675.32 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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