



**Sold with no forward chain**

**Two light and airy bedrooms**

**Good size rear yard**

**Ideal first home or investment**

**Tastefully decorated, ready to move into**

**Very spacious open plan lounge and dining**

**Modern fitted kitchen and stylish bathroom**

**Short walk to town centre**

Looking to buy your first home? Or perhaps you are looking to downsize? Maybe you are an investor looking for a property that is ready to let to add to your portfolio? This could be the house you have been looking for. Offered for sale with no forward chain and ready to move into, is this lovely two-bedroom home. The property is in an excellent location, on a quiet street, just a few minutes' walk to Workington town centre. The local train station is also just a two-minute walk away, offering excellent transport links. On entering the property, you will be impressed by the open plan lounge/diner and the eye-catching glass balustrade leading up to the first floor. Beyond the lounge/diner, there is a modern fitted kitchen, which leads to a rear hall. The rear hall leads out to the spacious yard and the modern bathroom suite. On the first floor you will find two light and airy bedrooms. To fully appreciate the value for money this property offers, we highly recommend you contact the office to arrange a viewing.

## ACCOMMODATION

### Lounge/diner

This spacious, open plan, lounge/dining area features two rows of ceiling spotlights, a coal effect gas fire set on a marble hearth with matching marble inset and contrasting wood surround. There are two double panel radiators providing plenty of warmth, and both are set below two uPVC double glazed windows. The room has plenty of power points and a TV point. An eye-catching glass balustrade leads up to the first floor and there is a door through to the kitchen.

### Kitchen

This modern fitted kitchen comprises of; cream wall and base units with a complementary worktop and fully tiled walls, a stainless steel sink with drainer board and mixer tap is set below a uPVC double glazed window. The kitchen benefits from a built-in electric oven with a separate electric hob, washing machine, tile flooring, a single panel radiator and integrated fridge freezer. A door leads through to the rear hallway.

### Rear hallway

The hallway has a cupboard discreetly housing the combi boiler and a continuation of the tile flooring from the kitchen, which continue through into the next room and the bathroom. A half-glazed uPVC door leads out to the rear yard.

### Bathroom

The modern bathroom comprises of a 'P' shaped bath with matching, curved glass screen, mixer tap and shower above with controls neatly set on the tiled surround. There is a toilet and pedestal hand wash basin with mixer tap and mirror above, fully tiled walls and tile flooring, ceiling spotlights, a chrome heated towel rail, double panel radiator, an extractor fan and a uPVC double glazed frosted glass window.

### First floor landing

The landing provides access to both bedrooms.

### Bedroom one

This double bedroom benefits from a double panel radiator and a uPVC double glazed window to the front.

### Bedroom two

A second spacious bedroom that has a double panel radiator and a uPVC double glazed window.

### Exterior

At the rear of the property there is a good size yard with gated access.

### COUNCIL TAX BAND A



## TENURE

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

## EPC E

## LOW FEES, LOCAL EXPERTISE

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## 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.



