



Offered for sale with no forward chain

The perfect home to add value or your own stamp

Upstairs bathroom, currently a wet room

Good sized, yet low maintenance garden to the rear

Two spacious reception rooms

Driveway for off street parking

Three generously sized bedrooms

Located in a quiet, residential area

If you are ready to get your foot on the first rung of the property ladder, this could be the ideal home for you. Perhaps you are ready to a move to a larger property and would love to be able to add your own stamp or value, then this could be the one. Boasting two reception rooms and three large bedrooms, this property has plenty to offer. Whilst in need of some modernization, it offers great value for money and as an additional bonus it is sold with no forward chain. The property is located in a quiet residential area, just three minutes drive to Workington town centre. Numerous schools are also within easy reach. The property has a hallway which leads to the two reception rooms. The first is a lounge, with dual aspect windows, the second a dining room which could also be used as a sitting room or games room if desired. The ground floor has a kitchen with a door leading out to the garden. Heading up to the first floor you will find three spacious bedrooms and the bathroom, currently wet room, is also located by the bedrooms. Externally the property has a driveway providing off street parking and a lawned garden to the front. At the rear of the property there is a is good sized garden which is easily maintained, gets the sun and has plenty of space for garden furniture or sheds if preferred. To appreciate the value for money the property offers, as well as its potential and space, please contact the office and we will arrange your viewing.

ACCOMMODATION

Hallway

The hallway is accessed via a uPVC door with a frosted glass panel. The hallway benefits from an under stairs storage cupboard, a radiator and there are doors to the lounge, dining room and stairs to the first floor landing.

Lounge

A spacious first reception room, which has plenty of natural light via dual aspect uPVC double glazed windows, one of them a bow window which looks out onto the front garden. There is also a large radiator under the main window which provides plenty of warmth when needed. A door leads through to the kitchen.



Kitchen

The kitchen currently comprises of: wall and base units, a complimentary worktop and tiled splash back. There is a stainless steel sink with drainer board and a boiler mixer tap is placed below a uPVC double glazed window. A half glazed uPVC door leads out to the rear garden.

Dining room

A versatile second reception room, which is of a general size, could be used as a sitting room, games room or playroom if desired. There is a radiator and a uPVC double glazed window with views to the rear of the property.



First floor landing

The landing has a useful cupboard and leads to all three bedrooms and the wet room.

Bedroom one

A spacious double bedroom with a handy cupboard. There is laminate flooring, a radiator and a uPVC double glazed window which looks out of the front of the property.

Bedroom two

A second, good sized, bedroom with a built in cupboard, laminate flooring, a radiator and a uPVC double glazed window.

Bedroom three

A third, spacious, bedroom with laminate flooring, a radiator and a uPVC double glazed window.



Wet room

This wet room style shower has a toilet, a pedestal and wash basin and you will also find easy clean uPVC panels on the walls. There is a radiator, an extractor fan and a uPVC double glazed frosted glass window.

Exterior

At the front of the property there is a gated driveway which provides off street parking and a path that leads up to the front door. To the left-hand side of the path there is a well maintained lawn and there is access around the left hand side of the property to the rear. The rear garden has plenty of space and is certainly easy to maintain. There is a large wall around, which would make it suitable for anybody who has children or pets. There is plenty of space for garden furniture and to enjoy the sun, which the garden receives throughout much of the day.

TENURE

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

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

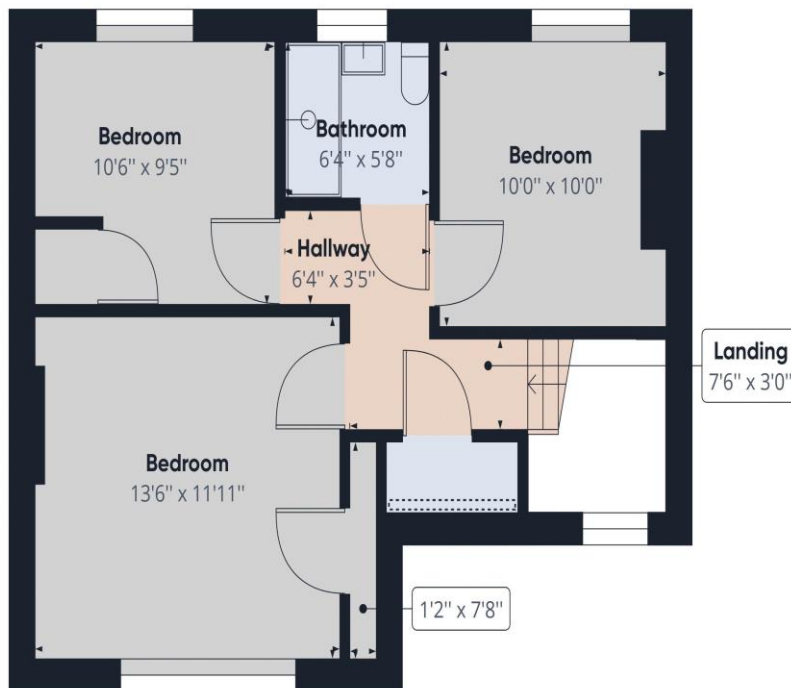


Approximate total area⁽¹⁾
527.16 ft²

(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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Floor 1



Approximate total area⁽¹⁾
477.31 ft²

Reduced headroom
2.36 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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