



**Purpose built two bedroom flat**

**Above local amenities**

**Two double bedrooms**

**Great investment opportunity**

**Quiet village location**

**Easy access to public transport**

**Ideal for first time buyers**

**Good size kitchen diner**

Perfect for first time buyers looking to get onto the property ladder, or perhaps an investment opportunity. This two bedroom flat has plenty to offer. Located in the ever-popular village of Seaton, The property is just above the local shops and within easy walking distance of nearby schools. The town of Workington is easily reached with just a five minute car journey. The property is entered from a raised terraced at the rear, which offers communal outside space. There is a kitchen leading to the inner hall, which leads to two double bedrooms, the family bathroom, and the lounge, which enjoys a lovely view to the front. There is also plenty of storage, with a built in cupboard and recessed area in the hall. Viewing is recommended to appreciate the accommodation on offer.

## ACCOMMODATION

### Kitchen

Entered through a uPVC double glazed door with frosted glass panels. The good size kitchen has a range of wood effect wall and base units, with contrasting work surfaces and colourful, tiled splashbacks. There is a stainless steel sink and drainer unit, with mixer tap and plumbing for a washing machine below. There is also space for a freestanding cooker and fridge freezer. The kitchen features tile effect vinyl flooring and the uPVC double glazed window looks out over the front of the property. The kitchen is open to the hallway where there is access into the lounge.



### Inner hall

Providing access into the lounge, bathroom and two bedrooms, with a useful, built-in storage cupboard and a recessed storage area.

### Lounge

The light and spacious lounge enjoys a pleasant view to the front of the property, a TV point and under floor heating.



### Bedroom one

Located at the rear of the property. This spacious double bedroom has a large uPVC double glazed window which provides plenty of natural light and underfloor heating.

### Bedroom two

Situated at the rear of the property, the second generously proportioned double bedroom has underfloor heating and a uPVC double glazed window, which has a pleasant outlook to the front of the property.

### Bathroom

A good size bathroom with suite, briefly comprising of bath with electric shower above and tiled surround. There is a pedestal sink and toilet, with part tiled walls, panelling to the ceiling and a skylight window.

### Externally

To the front of the property, is a raised concrete, communal patio area, with railings for safety. The location offers lovely walks close by, and easy access to the shops.



### TENURE

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

### COUNCIL TAX BAND A

### EPC TBC

## LOW FEES, LOCAL EXPERTISE

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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.



