



**Offered for sale with no forward chain**

**Ideal for a first-time buyer**

**Offers a high rental yield**

**Boasts a separate utility**

**Benefits from a first-floor bathroom suite**

**Offers excellent value for money**

**Good choice for a buy to let investor**

**Stylish kitchen with integrated appliances**

**Two tastefully decorated bedrooms**

**Walking distance to the town centre**

If you are looking to get on the property ladder, thinking of downsizing or perhaps another investment, then take a closer look at this property. Offered for sale with no forward chain, the property offers excellent value for money. Just a short walk from Workington town centre, this will be ideal for anybody who lives, or socialises within the town. The property is being well cared for by the current owners throughout and is tastefully decorated. It would certainly offer a good rental yield, with perhaps a figure of 8% or more being achievable. The property has a well presented lounge, with a designer radiator. The kitchen offers plenty of space with its stylish units and integrated appliances. Beyond the kitchen, there is a rear hall/utility where you will find plumbing for a washing machine and space for a tumble dryer. Heading up to the first floor, there are two light and airy, well presented bedrooms. An added bonus of this particular property is that the bathroom is also located on the first floor. At the rear, there is a yard with gated access. To view the property and all it has to offer, including its value for money, please contact the office to arrange a viewing.

## ACCOMMODATION

### Lounge

This generously sized, light, and airy lounge is accessed via a uPVC door with a frosted glass panel and frosted top panel. There is a large uPVC double glazed window with a radiator neatly placed below. The room benefits from decorative coving, stylish laminate flooring and a feature alcove which has built-in lighting. The room also boasts a designer, column radiator. From the lounge you can access the kitchen and the stairs to the first-floor landing.



### Kitchen

The stylish kitchen offers plenty of space and storage, with its range of wall and base units. There is a contrasting complementary worktop, with tile splashback's. The kitchen has a built-in electric oven and grill, with a separate five ring, Bosch gas hob and designer extractor hood above. A circular stainless steel sink, with matching drainer board and mixer tap is positioned by a uPVC double glazed window. The kitchen boasts a range of integrated appliances, including a fridge, freezer, and a dishwasher. There is a continuation of the same stylish flooring found in the lounge. The room has decorative coving, large under stairs storage cupboard and a radiator. The kitchen leads through to the rear hall/utility.



### Rear hall/utility

Here you will find a useful worktop, and underneath, there is space for a tumble dryer and plumbing for a washing machine. The utility room also houses the Worcester boiler. There is tile flooring, and a half-glazed uPVC door leads out to the rear yard.

### First floor landing

The landing has a handy power point and leads to both bedrooms and the bathroom.

### Bedroom one

A spacious double bedroom, with one wall benefiting from feature wallpaper and the rest of the room neutrally decorated. There is a built-in wardrobe, modern laminate flooring, decorative coving and a radiator placed below the uPVC double glazed window that looks out to the front.



## Bedroom two

A second, light and airy bedroom with decorative coving, modern flooring, a radiator, and uPVC double glazed window.

## Bathroom

Well maintained bathroom, which comprises of a P-shaped bath, with matching, curved glass screen, mixer tap and shower above. There is a toilet and pedestal hand wash basin with a mirrored cabinet above. The bathroom also has a chrome, heated towel rail and a uPVC double glazed frosted window.

## Exterior

At the rear, the property has a yard with gated access and space to sit out enjoying the sunshine. The yard also benefits from an outside tap.

## 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.



