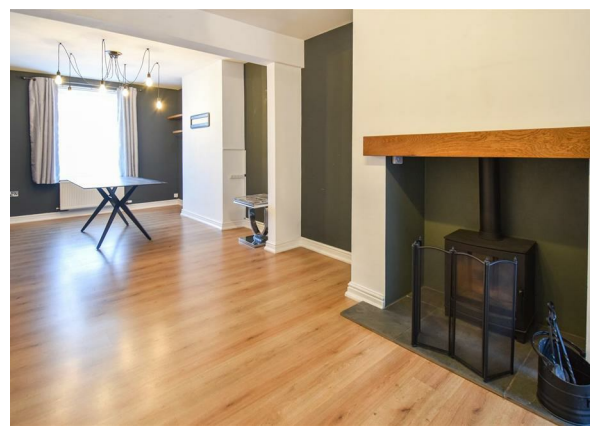


New South Watt Street, Workington, CA14 2RZ

£700 Per Calendar Month

Council Tax Band: A



We are looking for a long-term tenant who wants a lovely home, and will care for this stunning property as if it were their own. We will require references from anyone seeking to view this property.

Entering the property, a welcoming porch and hallway helps to keep the elements out, and the warmth in. The heart of this home is the large lounge diner, that extends to the full depth of the property. Freshly decorated, this fabulous family space has lots of room for sofas, occasional furniture and a full-sized ding table.

A professionally installed woodburning stove complements the fully-serviced, gas central heating system. The adjoining kitchen has attractive units, offering plenty of storage and worktop space. Integrated appliances include an electric oven and hob, and a modern fridge freezer is also included.

The adjacent utility room takes care of the laundry, and incorporates a handy, downstairs toilet.

Upstairs, the large front bedroom puts many new properties to shame, with plenty of room for a king-sized bed and wardrobes. A second double bedroom and good-sized single each provide comfortable sleeping accommodation.

A fabulous, fully-tiled, family bathroom with shower-over-bath suite, completes the internal accommodation.

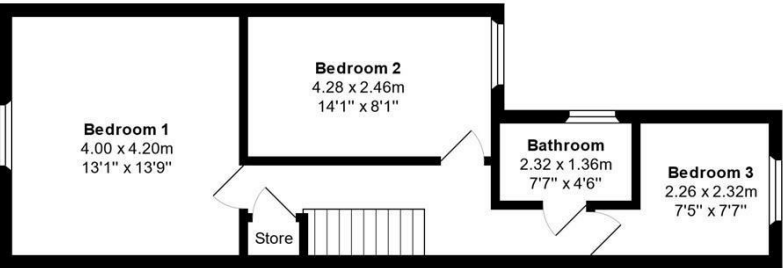
In summary, an exceptional property, maintained and presented to the very highest standard. The perfect family home, for someone who will treat it with respect.



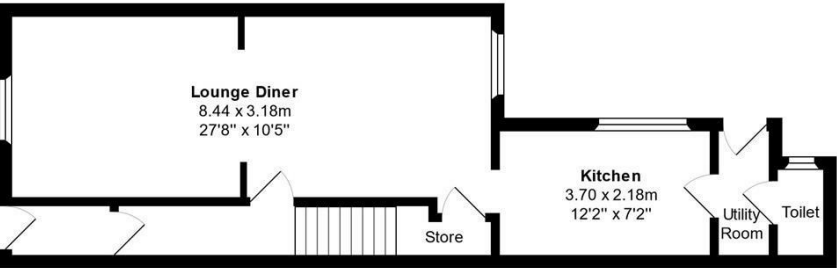
Open House West Cumbria

Floor Plans: 43 New South Watt Street

Not to Scale: Dimensions and layout for guidance only



First Floor



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	