

HUNTERS[®]

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Gray Street

Workington, CA14 2NJ

Guide Price £149,950



- Mid-Terrace Home Close to Workington Town Centre
- No Onward Chain
- Beautiful Galley Kitchen with Breakfast Bar
- Modern Family Bathroom
- On-Street Parking

- Renovated to a High Specification & Immaculate Condition Throughout
- Two Spacious Reception Rooms
- Three Good Sized Bedrooms
- Front Forecourt & Rear Yard
- EPC - D

Tel: 01228 584249

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This three bedroom two reception terraced house has been immaculately renovated throughout and finished to an exceptionally high specification. Truly ready for the new owner to move in and enjoy straight away, the property boasts generously proportioned rooms with their traditional high ceilings and with finishes including contemporary kitchen, luxurious bathroom, neutral floorcoverings, polished chrome switches and sockets and oak veneer doors throughout. Being sold with no onward chain, a viewing is imperative to appreciate the space, quality and detail of this excellent home.

The accommodation, which has gas central heating, double glazing and low-energy lighting throughout, briefly comprises entrance hall, hallway, living room, dining room, kitchen, utility room and WC/cloakroom to the ground floor with a landing, three bedrooms and bathroom on the first floor. Externally the property has a front forecourt with on-street parking and an enclosed rear yard. EPC - D and Council Tax Band - A.

Located just on the fringe of Workington Town Centre, the property is nicely situated to access a wealth of amenities and transport links. A short walk of 10 minutes will see you into the town centre, which boasts a variety of convenience stores and shops, with the addition of being within a few minutes of both Victoria Junior & Victoria Infants Schools. Within the town centre you have excellent transport connections including bus and railway stations which connect throughout West Cumbria.

ENTRANCE HALL

Entrance door from the front with internal door to the hallway.

HALLWAY

Internal doors to the living room and dining room, radiator and stairs to the first floor landing.

LIVING ROOM

Double glazed bay window to the front aspect, radiator, recessed spotlights, high-level TV point and wall-mounted electric fire.

DINING ROOM

Double glazed window to the rear aspect, radiator, high-level TV point, recessed spotlights and internal door to the kitchen.

KITCHEN

Contemporary kitchen comprising a range of base, wall, drawer and tall storage units with matching worksurfaces and upstands above. Integrated double oven, electric hob, extractor unit, integrated fridge freezer, under-counter lighting, plinth lighting, radiator, recessed spotlights, high-level TV point, wall-mounted and enclosed gas boiler, internal door to the utility room, under-stairs cupboard including lighting internally and a double glazed window to the rear aspect.

UTILITY ROOM

Space and plumbing for a washing machine, space for a tumble drier, fitted worksurface with matching upstands, radiator, recessed spotlights, tiled flooring, obscured double glazed window, external door to the rear yard and internal door to the WC/cloakroom.

WC/CLOAKROOM

Comprising WC, radiator, recessed spotlights and tiled flooring.

LANDING

Stairs up from the ground floor hallway with a galleried landing, internal doors to three bedrooms and bathroom, radiator, loft access point and a built-in cupboard with lighting and radiator internally.

BEDROOM ONE

Double glazed window to the front aspect, radiator and high-level TV point.

BEDROOM TWO

Double glazed window to the rear aspect, radiator and TV point.

BEDROOM THREE

Double glazed window to the rear aspect and radiator.

BATHROOM

Three piece suite comprising a vanity unit WC and wash hand basin combination unit and bath benefitting a mains powered shower with rainfall shower head. Fully-tiled walls, tiled flooring, recessed spotlights, chrome towel radiator, extractor fan, illuminated mirror and an obscured double glazed window.

EXTERNAL

To the front of the property is a small gravelled forecourt with a decorative pathway and steps between the pavement and the front door. To the rear of the property is an enclosed yard, benefitting from a feature slatted fence with lighting, cold water tap and an access gate to the rear lane.

WHAT3WORDS

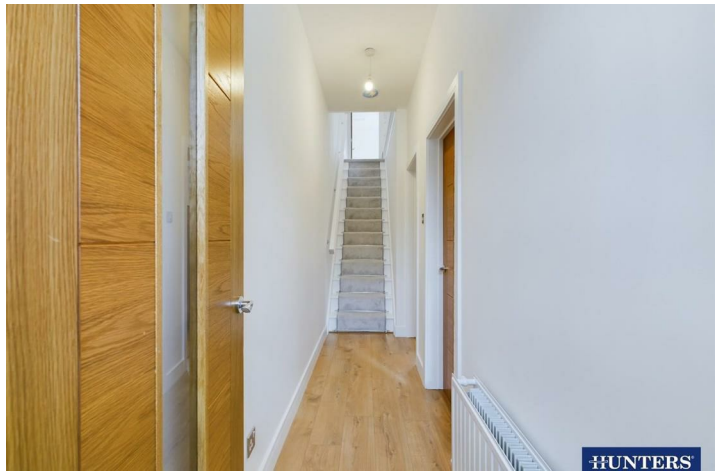
For the location of this property please visit the [What 3 Words App](https://www.what3words.com/) and enter - pretty.wicked.custom

PLEASE NOTE

The EPC certificate was completed prior to the property renovation of which a new gas boiler has been installed. The appliances in the kitchen (where labelled) benefit from a three year guarantee of which are still to be activated.

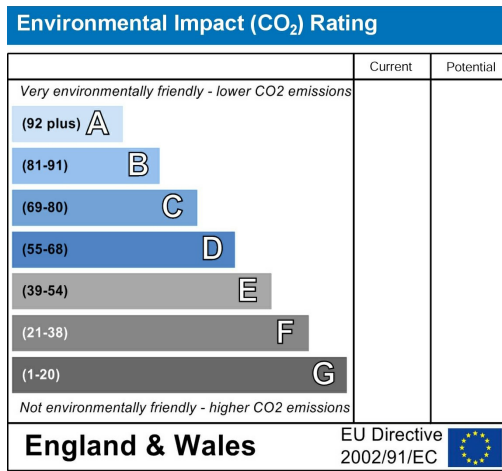
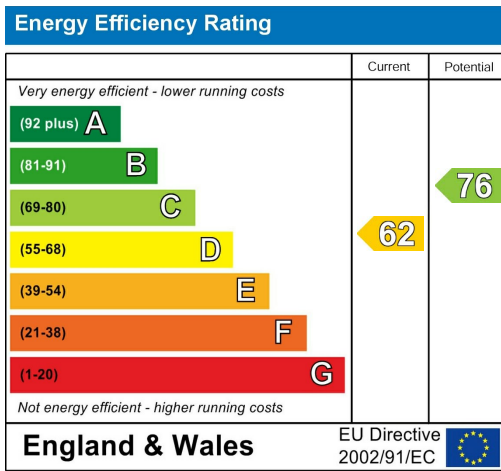
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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