



Offered for sale with no forward chain

Garage, offering off road parking

Walking distance to the town centre

Ideal investment opportunity

Spacious three bedroom home

Popular residential area

Excellent potential

Close to popular local schools

Offered for sale with no forward chain, is this deceptively spacious, three bedroom home. Benefitting from a garage to the rear, the property is in a town centre location, with off road parking. Whilst in need of some modernisation, the property has been well maintained and looked after by the current owners. Situated on a popular residential street on the outskirts of Workington, the property is within walking distance of local schools, the town centre is just a short stroll away as well as Vulcans park. The accommodation briefly comprises, entrance hall, light and airy lounge, and kitchen diner. To the first floor there are three good size bedrooms and the family bathroom. Externally, the property benefits from a low maintenance, enclosed rear yard with gated access and a detached garage with car access to the rear. This is an ideal property for anyone looking to get onto the property ladder, or to put there own stamp on a lovely home. Viewing is essential to appreciate the potential of this spacious property.

ACCOMMODATION

Entrance hall

Entered through a uPVC double glazed door, the hall has neutral décor, parquet flooring and provides access into lounge and stairs to first floor.

Lounge

A light and airy lounge, with a gas fire set into a contemporary stone hearth and insert with modern surround. There is a uPVC double glazed window overlooking the front of the property, a double panel radiator and decorative coving to the ceiling.

kitchen diner

A good size kitchen diner, with a range of wall and base units, with wood effect work surfaces and tiled splash backs, the kitchen benefits from a stainless steel sink and drainer unit with mixer tap, two uPVC double glazed windows which provide plenty of natural light, with a uPVC double glazed door with frosted glass leading out onto the rear garden, there is space for a freestanding cooker and a useful under stairs storage cupboard.

First floor landing

There is loft access to the ceiling and the landing provides access into three bedrooms and the family bathroom.

Bedroom three

A single bedroom benefiting from large, built-in wardrobes with hanging rails, sliding doors, and fitted shelves. With a useful over stairs storage cupboard and a uPVC double glazed window overlooking the front of the property.

Bedroom two

The good size, double bedroom benefits from fitted wardrobes with sliding doors, hanging rails and fitted shelving, a built-in airing cupboard with an internal panel radiator and boiler and a double panel radiator is neatly set below the window.

Bedroom one

Situated at the rear of the property, this generous double bedroom has neutral décor, a uPVC double glazed window overlooking the rear of the property, with a double panel radiator below.



Bathroom

With suite briefly comprising of a bath with electric shower above, with a patterned glass shower screen, a pedestal sink and toilet. There is part tiled walls, vinyl flooring and a uPVC double glazed window with frosted glass.

Externally

To the rear of the property there is a low maintenance rear yard with gated access and unlike others on the street, there is a large garage with car access into the rear.

TENURE

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

COUNCIL TAX BAND A

EPC TBC

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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.





