



Part of a lovely former hotel conversion

Modern Kitchen with integrated appliances

Lovely oak and glass stairs

Ideal for first time buyers

Large built-in cupboards to the master

Modern open plan living concept

Two generously sized double bedrooms

Walking distance to the town centre

Modern shower room

Quiet, modern estate

A beautifully presented, unique property, with an open plan living concept, ideal for first-time buyers. Forming part of the conversion of the former, Newlands House Hotel, which takes centre stage in this beautiful, modern development. The property is in a superb condition and was converted by the award-winning builders Lattimer Homes. Finished to a very high standard, and tastefully decorated from top to bottom, this lovely home is ready to move into. The property provides easy access to Workington town centre, which is just a ten minute walk away and local schools are also within easy reach. The accommodation briefly comprises of; entrance hall, modern, open plan kitchen and living area, with the kitchen benefitting from integrated appliances, The stairs boast beautiful, glass balustrades and oak railings, and lead to a generous double bedroom and shower room, to the second floor, there is a galleried landing, leading to the substantial master bedroom with plenty of built-in storage. Externally, the property has sandstone flags and railings leading to the front door, to the rear of the property, there is a pleasant, patio with gravel borders. Viewing is highly recommended to appreciate this lovely home.

ACCOMMODATION

Entrance hall

Entered through a modern composite door, with frosted glass panels. The light and airy hall has a double panel radiator and modern neutral décor. Stairs lead to the first floor with beautiful glass balustrade and oak hand rails. Provides access to the kitchen and living area.

Kitchen/living area

Beautifully presented, open plan kitchen and living area. To the kitchen area, there is a range of contemporary, modern, wall and base units, with contrasting quartz effect work tops. There is a 1.5 stainless steel sink and drainer unit with mixer tap, a built in electric oven with electric hob set into the worktop, with black glass splashback and stainless-steel extractor hood above. The kitchen features modern, vinyl flooring. To the living area, there is modern, neutral décor and a large, storage cupboard. The room has two uPVC double glazed windows, providing plenty of natural light and a composite door with frosted glass top light, leads to the front of the property.

First-floor landing

Provides access to a double bedroom and shower room.

Bedroom

Generously proportioned, beautifully presented, double bedroom. The room has modern, neutral décor, two uPVC double glazed windows flooding the room with natural light and a double panel radiator.

Shower room

Stylish, modern shower room. Featuring a large, walk-in shower cubicle, with bi-folding glass door and mixer shower. There is a pushbutton flush toilet and pedestal sink, with mixer tap. The shower room boasts modern, part-tiled wall, spotlights, a double panel radiator, an extractor fan and a uPVC double glazed, frosted glass window.



Second-floor landing

Lovely, galleried landing area, with a Velux sky light window, allowing light to cascade down the glass and oak staircase. Provides access into the master bedroom.

Master bedroom

A substantial, beautifully presented, master bedroom., boasting two large, built-in storage cupboards, one fitted with hanging rails and shelving, the other, with large, storage capacity, shelving, and houses the combi boiler. With modern, neutral, décor, a double panel radiator and two uPVC double glazed windows, providing excellent natural light and offering an elevated view to the front of the property.

Exterior

To the rear of the property is a lovely patio area and allocated parking.

TENURE

We have been informed by the vendor the property is freehold

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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.





