



Well presented traditional terraced property

Tastefully, decorated from top to bottom

Ideal, for first time buyers or as an investment

Two light and airy double bedrooms

Close to local schools and amenities

Stylish modern bathroom

Contemporary modern kitchen

Two well presented reception rooms

Low maintenance rear yard

Short walk to the town centre

Beautifully presented, traditional terraced property, ideal for first time, buyers, couples, or perhaps someone looking to downsize or an investment property. This fantastic home offers excellent value for money, boasting, tasteful décor throughout. Located on a quiet residential street, just a stones throw from Victoria junior school. Workington town centre is just a 10 minute walk away as is the train station and Vulcans Park can also be reached in less than five minutes. A relatively new convenience store is also located on Harrington Road, just around the corner. The property briefly comprises of a versatile reception room, which would make a great dining room, playroom or sitting room, with a large, storage cupboard and access into a well presented lounge. In previous years, the property has benefited from a rear extension, creating a good size, stylish modern kitchen. To the first floor are two well presented, and well proportioned bedrooms and a contemporary, modern family bathroom. Externally, the property boasts a low maintenance, good size rear yard with gated access.

ACCOMMODATION

Entrance vestibule

Entered through a modern, uPVC double glazed door with frosted glass panels and matching top light. There is wood effect flooring, neutral décor, and a wooden glazed door leads into the dining room.

Dining room

This versatile second reception room is beautifully presented and would make a great dining room, sitting room or perhaps, as it's currently used, a playroom. There is an open chimney breast, with brick mantle and stone hearth, which houses a log burner effect, gas fire. The room benefits from high ceilings with decorative cornice, a uPVC double glazed window overlooking the front of the property, with a radiator below. There is modern, grey wood effect flooring, neutral décor, and a large storage cupboard. Provides access into the lounge.



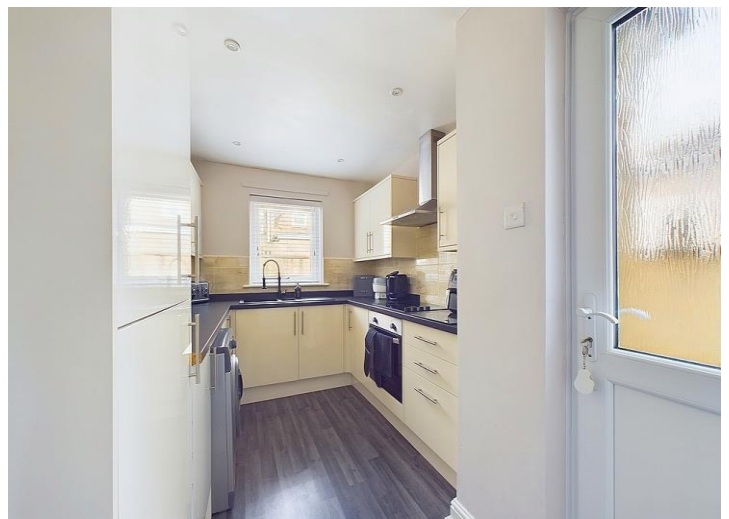
Lounge

A beautifully presented, light and spacious lounge, with feature gas fire, set into a tiled hearth and insert, with decorative wooden surround. There is modern, neutral décor and a uPVC double glazed window which looks out over the rear of the property. Stairs lead to the first floor, and there is access into the kitchen.



Kitchen

In previous years, the property has benefited from a rear extension, providing a larger than average kitchen, fitted with a range of contemporary, wall and base units with a high gloss finish, contrasting work surfaces and matching up stands. The kitchen also features contemporary tiled splash backs. There is a built-in electric oven with electric hob, set into the worktop and a stainless steel extractor hood above. A 1.5 composite sink and draining unit with modern mixer tap with detachable end, sit below a uPVC window with plumbing for washing machine. The kitchen features an integrated fridge freezer, modern grey wood effect flooring, a radiator and a uPVC double glazed door with frosted glass which leads out onto the rear yard.



First floor landing

A well presented landing area, with loft access to the ceiling and access into two bedrooms and the bathroom.

Bedroom one

A light and spacious, double bedroom which is situated at the front of the property. There is tasteful, modern décor, a uPVC double glazed window overlooking the front of the property and a radiator.

Bedroom two

Located at the rear of the property. this lovely second double bedroom benefits with a large built-in over stairs storage cupboard, and a uPVC double glazed window with a radiator below.

Bathroom

The stylish, modern bathroom, incorporates a P-shaped shower bath, with curved glass, shower screen and wall mounted mixer shower. There is a modern, high gloss vanity unit with integrated hand wash basin and mixer tap. There is a pushbutton flush toilet, tasteful PVC cladding to the walls, a radiator, vinyl flooring, spotlights, extractor fan, and a uPVC double glazed window with frosted glass.

Externally

To the rear of the property there is a good size rear yard, offering low maintenance outside space, with gated access to the lane at the rear.

TENURE

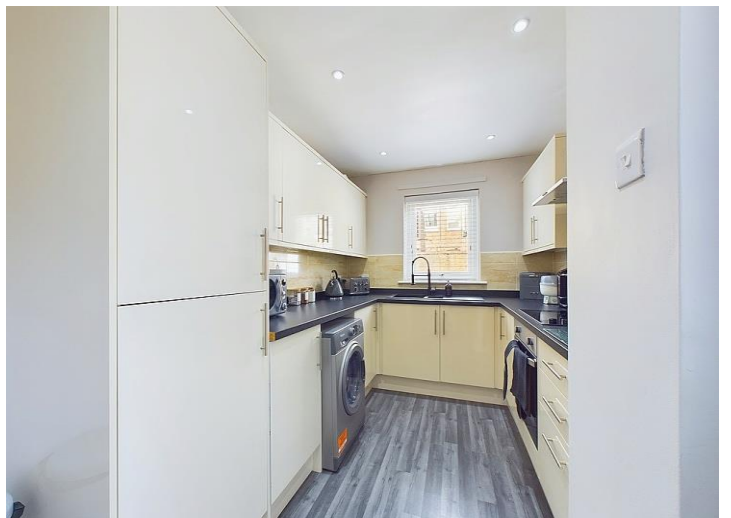
We have been informed by the vendor that the property is freehold.

COUNCIL TAX BAND A

EPC C

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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.





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