



**Offered for sale with no forward chain**

**Detached garage and shared driveway**

**Spacious kitchen diner**

**Popular residential area**

**Regular bus service to the town centre**

**Deceptively spacious two bed roomed home**

**Beautifully maintained front and rear gardens**

**Two double bedrooms**

**Close to local amenities**

**Good investment opportunity**

Offered for sale with no forward chain, this deceptively spacious two bedroomed home has excellent potential. Whilst in need of some updating, the property is ideal for anyone wishing to put their own stamp on their new home. The property is located on a quiet residential street and is just a few minutes walk to a local convenience store and pharmacy, as well as a post office and several schools including Westfield nursery and St Gregory's Catholic primary School are all within easy walking distance. There is a regular bus service to Workington town centre, which is also just a short drive away. The accommodation briefly comprises entrance hall, light and airy lounge and a spacious open plan kitchen diner to the ground floor. To the first floor, there are two good sized double bedrooms and the bathroom. Externally, the property has plenty to offer, with a large, shared driveway leading to parking and a garage to the rear. The beautifully maintained front garden, which is walled around, sets the property back from the road. To the rear there is a good size garden, with two patios and a well maintained lawn with mature shrubs and trees to the borders. Viewing is essential to appreciate the potential of this lovely home.

## ACCOMMODATION

### Entrance hall

Entered through a modern uPVC double glazed door with patterned glass panel and matching uPVC frosted glass full height window. There is a double panelled radiator, stairs to the first floor and access into the lounge.

### Lounge

The light and airy lounge has neutral décor, a wall mounted gas fire, with decorative wooden surround. There is a uPVC double glazed window overlooking the front of the property with a double panelled radiator below and TV connections. Provides access into the kitchen diner.



### Kitchen diner

The spacious, contemporary kitchen diner has a range of cream wall and base units, with contrasting wood effect work surfaces and tiled splash backs. There is a stainless steel sink and drainer unit, with plumbing for a washing machine below and a built-in double electric oven. The kitchen benefits from wood effect, laminate flooring and a uPVC double glazed window which overlooks the rear garden. The kitchen is open to a rear porch, with a uPVC double glazed door with frosted glass leading out onto the rear of the property and a built in the cupboard.

### First floor landing

The first floor landing has loft access to the ceiling and provides access into two bedrooms and the bathroom.



### Bedroom two

Located at the rear of the property this well proportioned double bedroom has a uPVC double glazed window overlooking the lovely rear garden with a radiator below.

### Bedroom one

This generously sized and well presented double bedroom benefits from a built-in storage cupboard, a uPVC double glazed window overlooking the front of the property with a radiator below. There is decorative coving and wood effect laminate flooring.

### Bathroom

A good sized bathroom with suite briefly comprising of bath with tiled surround, a pedestal sink and a toilet. The bathroom feature's part tiled walls, wood effect flooring, a uPVC double glazed frosted glass window, an extractor fan and a radiator.



## Externally

To the front of the property, there is a beautifully maintained front garden, with mature shrubs and plants set into the gravel. The front garden is walled around with gated access to the side and there is a shared driveway which leads to the rear of the property, where there is a detached single garage and gated access to the rear garden. To the rear of the property, the well maintained rear garden has raised borders with mature shrubs which sit around a gravelled patio area, with slabs leading to a well maintained lawn. A further patio area to the rear of the garden is shaded by mature trees.

## TENURE

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

## COUNCIL TAX BAND A

## EPC TBC

## LOW FEES, LOCAL EXPERTISE

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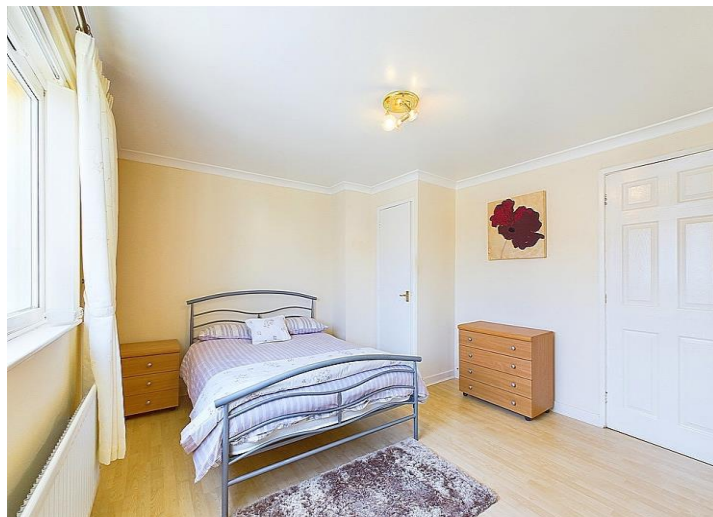


## MORTGAGES

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## NOTE

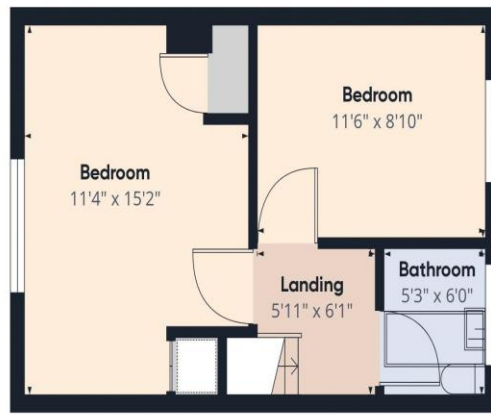
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.







Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
809.86 ft<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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