



Boasts a colossal garage with three additional areas

Ideal for anyone who has a hobby of cars or motorbikes

Boasts a modern and stylish kitchen with separate utility

Off-street parking to the front, low maintenance garden at the rear

Three double bedrooms plus a home office

Set at the end of this quiet street, just a stones throw from the town centre, you will find this three storey home, with a colossal garage. The garage has a tremendous amount of space, with three additional areas which can be used for storage or as a workshop. It is perfect for those who enjoy their cars, motorbikes, or perhaps want to run a business from home, or maybe even utilise as a large gym. The tremendous amount of space offers huge amounts of opportunities. The location is certainly convenient, just a minutes walk from the property, you'll find yourself in the heart of Workington town centre and so it is also ideal for those who work or socialise within the town. Located towards the rear of the property, there is Vulcans Park, making it suitable for those with children. Within the home, there is a vestibule that leads to a lovely and very spacious, open plan lounge and diner, which features a bay window to the front. Beyond this room, you will find a spacious kitchen which has plenty of style. The kitchen leads through to a utility room, that in turn provides access to a sunroom. The sunroom is very quiet and is a lovely place in which to relax. The sunroom leads out to the rear, the downstairs WC and there is also a large storage cupboard. From the utility room you can access the rear workshop of the garage, providing useful internal access. To the first floor, you will find two spacious bedrooms, a home office and a stunning four piece bathroom suite. There are stairs leading up to a large, third bedroom in the former loft space. The main area of the garage has a double door which is electronic. There is a mezzanine floor which can be accessed via stairs and the main area is simply huge. To the side, there are a further two rooms which make excellent storage. At the rear of the garage, there is an opening which leads to an area which makes an ideal workshop or home gym. We know for some people this huge garage is unnecessary, but for others it may be perfect, offering fantastic possibilities. To view this very spacious home and tremendous, versatile garage, please contact the office and we will arrange a viewing.

Perfect for those who run a business from home

Features a spacious, open plan lounge and diner

lovely sunroom located to the rear of the property

Stunning four piece bathroom suite

Close to the town centre of Workington

ACCOMMODATION

Vestibule

The vestibule is accessed via a stylish, composite door with a frosted glass panel and top window, which allows in plenty of light. There is decorative coving and a half glazed traditional door leads through to the open plan lounge and diner.

Lounge and diner

This tremendously spacious room has plenty of natural light, with the uPVC double glazed bay window to the front, and a large, uPVC double glazed window looking out to the rear. There is plenty of warmth, provided by three radiators placed strategically around the room. The lounge area features a coal effect, gas fire, which is set on a marble hearth with matching marble insert and marble effect surround. The lounge has plenty of space for living room furniture, and the dining area is perfect for family get-togethers, as you can easily fit a large dining room table and chair set. There is a central ceiling light above the lounge, one above the dining area, and there are wall mounted lights, which can be used when desired. A door at the far end of the room leads through to the kitchen, and there are stairs to the first floor landing.

Kitchen

This modern kitchen incorporates a range of wall and base units, with a contrasting worktop, with matching splash backs. There is a built-in electric oven, with a separate gas hob, stainless steel splash back and an extractor canopy above. The kitchen features an integrated fridge freezer and a wine cooler. A stainless steel sink with drainer board and mixer tap, is set below one of the two dual aspect uPVC double glazed windows, which allow in plenty of natural light. There is an under stairs storage cupboard and a large radiator. Leads through to the utility room.

Utility room

Here you will find useful base units, plumbing for a washing machine and space for a tumble dryer. There is a stainless steel sink with drainer board and mixer tap, set within a handy worktop. The utility room has tiled flooring and leads through to the sunroom, and there is a door through to the first area of the garage.



Sunroom

A fantastic addition to the property, this spacious room, leads out onto the garden. The room has lots of natural light, with two skylights and a large, uPVC double glazed window. There is tiled flooring and a substantial walk in cupboard, which has lighting and provides useful storage. There is a door to the WC and the uPVC door leads out to the exterior.

WC

A toilet and wash basin with mixer tap is set over a two door vanity unit, with tiled splash back and light above, with shaver point. There is an extractor and a radiator.

First floor landing

The spacious landing has a skylight, wall mounted lights and a useful cupboard. Leads to the first two bedrooms, home office, the bathroom and there are stairs leading up to the final bedroom.

Bedroom one

A spacious double bedroom, boasting a four-door fitted wardrobe. Two of the doors are mirrored. The room has decorative coving, a radiator and a uPVC double glazed window to the front.

Bedroom two

A second spacious bedroom with decorative coving, a radiator and a uPVC double glazed window to the rear.

Home office

Used as a home office, this room could also be used as a study room or playroom if desired. There is a radiator and a uPVC double glazed window.

Bathroom

This beautiful bathroom suite has plenty of style and comprises of a shower, with rainfall and handheld showerheads, the controls neatly placed, separately on the tiled surround. There is a bath, with central mixer tap. A wash basin with mixer tap, is set over a large, two door vanity unit. The bathroom also has a toilet, eye-catching, tiled walls and contrasting tiled flooring. There are ceiling spotlights, a radiator and a uPVC double glazed frosted window. A cupboard discreetly houses the combi boiler.



Bedroom three

The third, spacious bedroom boasts lots of storage, with eight under eaves storage cupboards. The room has laminate flooring, a heater and a uPVC double glazed window enjoying a pleasant outlook towards Vulcans Park.

Garage/workshop and store

This colossal garage is perfect for those who want to run a business from home, have a hobby that involves cars or motorbikes. In fact there is so much space, the potential and opportunities are there, it's down to you to decide how best to use the space. The first area of the garage has a double electric roller door. There is a water supply, mechanics pit, numerous power points and stairs leading up to a mezzanine floor. From the main area of the garage there are two openings. The first leads to two rooms which are ideal for storage, and both have lighting. The third area, which in turn leads back into the utility, is tremendously spacious. This could be used as a gym, games room, or hobby room the choice is yours.

Exterior

At the front, the property has off-street parking for two cars, directly in front of the garage. At the rear, there is a pleasant and spacious yard, with a wide variety of shrubs and plants. The L-shaped yard has plenty of space in which to sit out and relax and is also quite the sun trap, that enjoys the sun throughout much of the day. The yard also benefits from gated access.

TENURE

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

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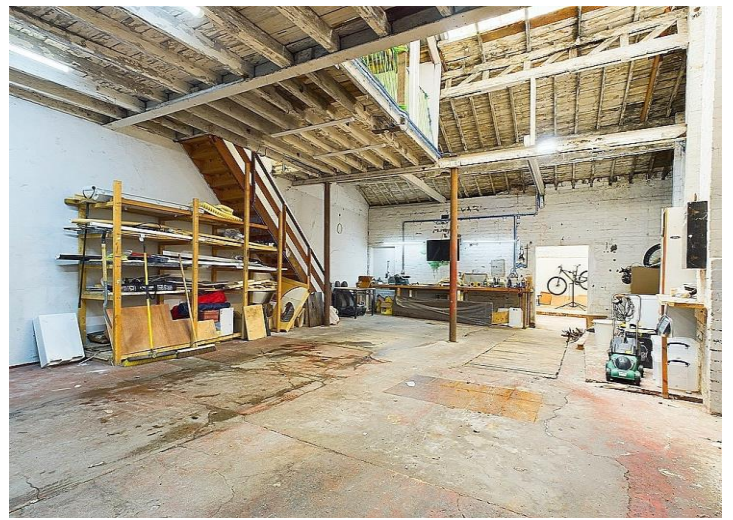
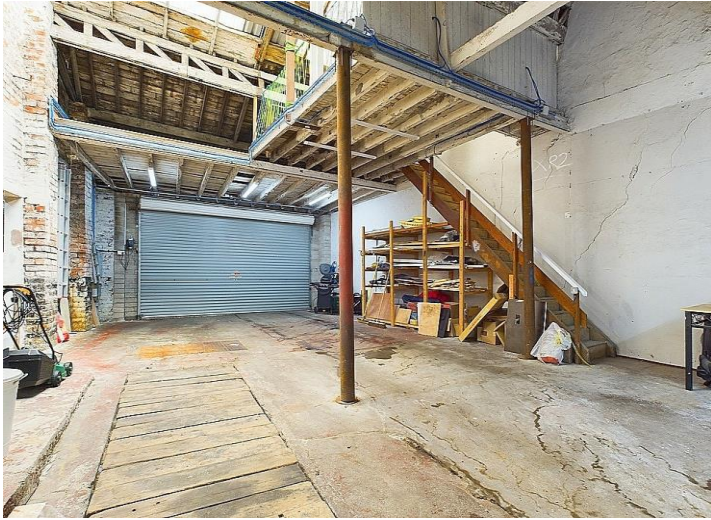
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NOTE

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.







 <p style="text-align: center;">Ground Floor</p>	 <p style="text-align: center;">Floor 1</p>	
 <p style="text-align: center;">Floor 2</p>		<p style="text-align: center;">Approximate total area⁽¹⁾ 3022.97 ft²</p> <p style="text-align: center;">Reduced headroom 14.65 ft²</p> <p style="text-align: center;">(1) Excluding balconies and terraces</p> <p style="text-align: center;">  Reduced headroom (below 1.5m/4.92ft) </p> <p style="text-align: center;"> <small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small> </p> <p style="text-align: center;">GIRAFFE360</p>