



Versatile and spacious dining/sitting room

Lovely lounge with large bay window

Features three good sized double bedrooms

Set within an attractive row of traditional properties

Beautiful and spacious kitchen with integrated appliances

Boasts both a downstairs and an upstairs shower room

Well maintained yard at the rear

Walking distance to the town centre

This lovely home, which is available with no forward chain, has so much to offer including warmth and plenty of character. The property is spacious, boasting three double bedrooms rather than the usual two doubles and a single. The property features two stylish shower rooms with one to the ground floor and one to the first. Located on a popular and quiet street within Workington, this would be a superb choice of home for a variety of buyers, whether you are a first time buyer or a couple looking to move as a family. Workington town centre is within easy walking distance or just two minutes away by car. The property has plenty of curb appeal with its original sandstone frontage. Stepping inside there is a vestibule featuring original, eye catching, tiled flooring. There is a well presented hallway leading to a lovely lounge featuring a large bay window and charming features such as coving, picture rail and an ornate ceiling rose. The property also has a second reception room offering versatility as it could be used as a sitting room or as it is next to the kitchen/dining room. The fabulous kitchen is finished to a high specification and offers plenty of space. Beyond the kitchen there is a rear hall which leads to the stylish downstairs shower room. Heading up to the first floor the spacious landing leads to all three double bedrooms and the second shower room. At the rear of the property you will find a spacious and well maintained yard. This property offers excellent value for money and we highly recommend you contact the office to arrange a viewing.

Vestibule

The vestibule is entered via a composite door with frosted glass panels and numbered frosted top panel which allows plenty of natural light into the vestibule, hallway and beyond. The vestibule features original tiled floor which creates a lovely feature and there is decorative coving above. There is an original window with an attractive frosted glass panel and side panel. Leads through to the hallway.

Hallway

The hallway benefits from feature corbels, decorative coving and a dado rail. There is a radiator and doors to the lounge, dining/sitting room with stairs to the first floor landing.

Lounge

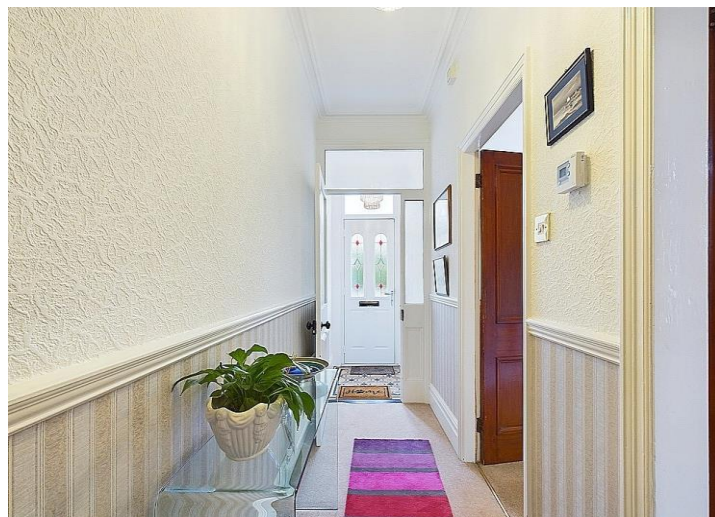
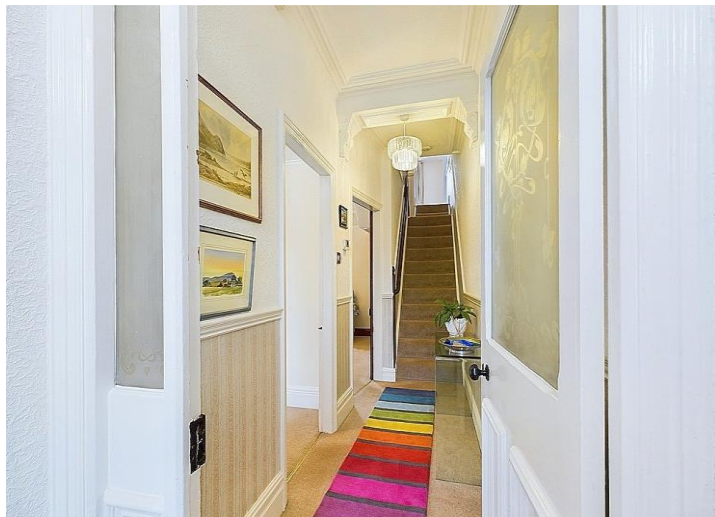
This lovely room boasts a large uPVC double glazed window which looks out over the front of the property and has the original wood panels below. In the centre of the room you will find a large ornate ceiling rose, decorative coving and picture rail around the edges. The room benefits from a coal effect gas fire which is set on a marble hearth with matching marble inset and contrasting wood surround. There is a double panel radiator which provides plenty of warmth when needed.

Sitting/dining room

A versatile second reception room, which also has plenty of charm. There is a coal effect gas fire, set on a marble hearth with marble inset and a large ornate wood surround. On either side of the chimney breast you will find wall mounted lights in keeping with those in the centre of the ceiling. The room also enjoys decorative coving, picture rail and a large ceiling rose. The room has a double panel radiator, an arch that leads through to the kitchen and uPVC patio doors that open out to the exterior.

Kitchen

This fabulous kitchen enjoys plenty of space and style. The kitchen is in immaculate condition and has a range of cream wall and base units, a complimentary worktop and matching up stands. There is a built in electric oven, a separate induction hob, glass splash back and stainless steel/curved glass extractor canopy above with built in lighting. For convenience the kitchen also has an integrated microwave and fridge. A 1.5 stainless steel sink with drainer board and mixer tap is set below one of the two uPVC double glazed windows that allow in plenty of natural light. There is also plenty of light via the three rows of ceiling spotlights and the under cupboard lighting can be used when desired. The chimney breast has been cleverly converted into a large, two door, cupboard which provides excellent storage and there is also your traditional under stairs storage cupboard. The kitchen has a breakfast bar, a double panel radiator, plumbing for a washing machine and has space for a tumble dryer. The Baxi combi boiler, which is serviced every year, is discreetly hidden within one of the kitchen units. A door leads through to the rear hall.



Rear hall

Here you will find a large cupboard which is shelved and provides excellent storage. There is a door to the downstairs shower room whilst a half glazed uPVC door leads out to the exterior.

Shower room

A stylish shower room with a large walk-in shower cubicle with the control set on the stylish and easy clean PVC surround. There is a toilet and hand wash basin with mixer tap over a two-door vanity unit. There are ceiling spotlights, an extractor fan, a radiator and a uPVC double glazed frosted glass window.

First floor landing

The spacious, split level, landing features a handy double socket, a radiator and an airing cupboard which has a radiator. There is a ceiling rose, decorative coving and a skylight. The landing leads to all three bedrooms, the upstairs shower room and the loft which is partially via a pulldown ladder.

Master bedroom

This very spacious double bedroom boasts an eight door fitted wardrobe with overhead cabinets, providing superb storage for all your clothes. The room is tastefully decorated and has a ceiling rose, decorative coving and a double panel radiator is neatly positioned below the uPVC double glazed window that looks out to the front of the property.

Bedroom two

A spacious second double bedroom, featuring decorative coving, a ceiling rose, a radiator and a uPVC double glazed window that looks out to the rear of the property.

Bedroom three

The third bedroom is also a double, making a total of three spacious double bedrooms. There is wall mounted lighting in addition to the main ceiling light. A radiator provides plenty of warmth and is neatly placed below a uPVC double glazed window.

Upstairs shower room

The second stylish shower room has a walk in shower with easy clean PVC panels. There is a hand wash basin with mixer tap over a multi drawer vanity unit providing storage and there is a glass shelf above. The room has tiled walls, a toilet, a chrome heated towel rail, an extractor fan, ceiling spotlights and a uPVC double glazed frosted glass window.

Exterior

At the rear of the property you will find a well maintained and generously size yard with space to sit out or it can be used to store items such as bikes with secure gated access.

TENURE

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



COUNCIL TAX BAND A

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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.





