



**Offered for sale with no forward chain**

**Two bedrooms benefiting from built in storage**

**Easy access to local amenities**

**First-floor bathroom**

**Ideal for anyone looking to downsize or perhaps first-time buyers**

**Convenient location close to public transport**

**Good-sized dining kitchen**

**Lovely communal garden space**

Offered for sale with no forward chain, this pleasant property would be an ideal purchase for first-time buyers or perhaps anyone looking to downsize. With a light and spacious lounge, kitchen diner and two good size bedrooms which benefit from built-in storage. Located in a quiet, popular, residential area, on the outskirts of Workington, with local amenities within easy reach. The bus and train stations are just a short work away, as is the town centre, making it a convenient location for anybody who uses public transport for work or leisure. The accommodation briefly comprises, entrance hall, light and airy lounge, and a good size dining kitchen. To the first floor, there are two good size bedrooms and the family bathroom. Externally, the property has a lovely communal space, with a low maintenance patio garden boasting well-maintained shrubs to the borders. Viewing is essential to appreciate the potential of this lovely home.

## ACCOMMODATION

### Entrance hall

Entered through a uPVC double glazed door, with frosted patterned glass panel. The entrance hall has a radiator, open stairs leading to the first floor and access into the lounge.

### Lounge

A light and spacious lounge, with two uPVC double glazed windows providing plenty of natural light and look over the front of the property. There is a radiator, a stone hearth, with freestanding electric fire, wooden mantle and TV connections. Provides access into the kitchen diner.



### Kitchen diner

A good size kitchen diner with a range of hand painted wall and base units, with contrasting work surfaces and tiled splash backs. A 1.5 stainless steel sink and drainer unit with mixer tap is set below two uPVC double glazed windows, with plumbing for a washing machine below. The kitchen has space for a freestanding cooker, a large, built-in under stairs storage cupboard, a radiator and wood effect, vinyl flooring. A uPVC double glazed door leads out onto the rear communal garden.



### First floor landing

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

### Bedroom one

Located at the front of the property, this spacious double bedroom provides plenty of natural light from the two uPVC double glazed windows, which overlook the front of the property. There is a good size, built-in storage cupboard and a radiator.

### Bedroom two

The second bedroom is a generously sized single bedroom, also benefiting from built-in storage. There is a uPVC double glazed window which overlooks the rear communal garden and a radiator.



## Bathroom

The bathroom has a white suite which briefly comprises of a bath with tiled surround and electric shower above. There is a pedestal sink, a toilet, UPVC double glazed frosted glass window, single panelled radiator and wood effect vinyl flooring.

## Externally

to the rear of the property is a well maintained communal patio style garden with lovely borders with mature shrubs and trees.

## TENURE

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

## COUNCIL TAX BAND A

## EPC D

## LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.



## MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

## 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

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



Floor 1

(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.

GIRAFFE360