



Substantial sun trap garden, much larger than most

Beautifully presented with plenty of style from top to bottom

Lovely, light and airy lounge

Eye-catching kitchen/diner with French doors and integrated appliances

Boasts a separate utility and downstairs WC

Three well presented, tastefully decorated bedrooms

Modern and immaculate first floor bathroom

Boasts a driveway and garage

Close to town center and schools

A superb home for any family

This fabulous home is not only stunning but also has a "Secret Garden". You wouldn't know the size of this plot until you step through a gate in the fence by the patio and find an additional and spacious area of garden which is a sun trap, perfect for children or perhaps those who would want to grow their own. The house has been meticulously maintained by the current owners and is in superb condition and ready to move into. Offering good value for money it will be a great choice of home for a first-time buyer, couple and for families it is ideal. On arriving you will notice the driveway which provides plenty of off-street parking and there is also a garage, which as an added bonus has internal access to the utility room. Step inside you'll find yourself in the hallway, which leads through to the lovely, light and airy lounge. The kitchen is very stylish, with plenty of space and has French doors leading out to the rear garden. The kitchen opens up to the utility where you will also find a handy downstairs WC. Heading up to the first floor, there are three well presented bedrooms and a stylish family bathroom. The large garden extends from the rear, around the side of the property and there is plenty of space to sit out. As mentioned, the garden continues to another substantial area, which subject to planning permission, there may be the possibility to add an additional dwelling, if desired. The property is just a five-minute drive to Workington town centre, with numerous schools are within easy reach. Interest in this property is certain to be high, so to avoid disappointment please get in touch at your earliest convenience.

ACCOMMODATION

Hallway

The hallway is accessed through a modern uPVC door with large, frosted glass panel. The hallway benefits from a handy power point, radiator and provides access to the lounge and stairs to the first floor landing.

Lounge

The light and airy room is tastefully decorated, with a pebble effect gas fire set within the chimney breast. There is decorative coving, TV point and a radiator is neatly placed below the two UPVC double glazed windows, that enjoy a pleasant outlook to the front. A stylish door, the type you'll find throughout the property, leads through to the kitchen.



Kitchen/diner

This beautiful kitchen is in superb condition, in fact it looks like new. There is a range of grey wall and base units, with a contrasting worktop. The kitchen features a built-in electric oven with a separate induction hob and designer extractor canopy above, with built-in lighting. For convenience, the kitchen boasts an integrated microwave and full-size dishwasher. There is a 1.5 composite sink and draining board, with mixer tap is set below a uPVC double glazed window, which looks out onto the garden. Two rows of ceiling spotlights provide plenty of light and an under stairs storage cupboard provides not only storage, but discreetly houses the boiler. There is space for a breakfast or dining table and chairs set. There is also a designer radiator and uPVC French doors which allow in additional natural light and open out to the garden at the rear. From the kitchen you can access the utility.



Utility room

The utility room has plumbing for a washing machine and space for a tumble dryer, set below a worktop, which matches the kitchen. There is also space for a fridge freezer. Throughout the kitchen and utility there is stylish flooring and the utility also features a designer radiator. There are ceiling spotlights, a uPVC double glazed window, and the utility leads to the WC, the garage and a half glazed uPVC door leads out to the exterior.



WC

Here you will find a toilet and wash basin, with mixer tap, set over a vanity unit, which provides handy storage. There is a heated towel rail, ceiling spotlight, an extractor and a uPVC double frosted window.

Garage

The property boasts a garage, with an electronic roller door. There is lighting and power points.

First floor landing

On the landing you will find four stylish doors, three of which lead to the bedrooms and one to the bathroom. You can also access the loft on the landing.

Bedroom one

A light and airy double bedroom with a radiator and two uPVC double glazed windows offering a pleasant outlook, with Scotland visible in the distance.

Bedroom two

A second lovely double bedroom with a radiator and the uPVC double glazed window looks down onto the garden.

Bedroom three

The third bedroom has a radiator and a uPVC double glazed window allowing plenty of natural light, with a view to the rear garden.

Bathroom

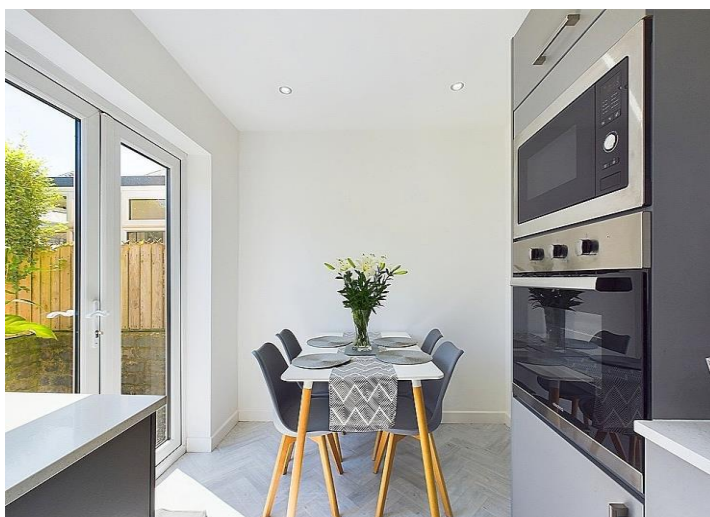
The bathroom, like the rest of the property has plenty of style and is in superb condition. There is a bath with mixer tap and shower above, with both rainfall and hand-held showerheads. There is a wash basin with mixer tap, set over a two door vanity unit, which provides plenty of storage. There is a toilet, an extractor and a designer, heated towel rail. The walls are partially tiled and there is a uPVC double glazed frosted window.

TENURE

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

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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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Ground Floor



Floor 1



Approximate total area⁽¹⁾
936.46 ft²

(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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