



Offered for sale with no forward chain

Popular residential area

Ideal for first time buyer or buy to let investment

Walking distance to the town centre

Traditional terraced property

Two reception rooms

Two double bedroom

Close to local amenities

Offered for sale with no forward chain, is this traditional terraced house. Recently carpeted and painted throughout, this is ideal investment property, as a buy to let, or perhaps for a first time buyer looking to get onto the property ladder. Located on a popular residential street on the outskirts of Workington. The property is within easy reach of Workington town centre and is just a stone's throw away from Victoria Jr School. The convenience store on Harrington Road can be reached in just a minute or two's walk. Stepping inside you will find yourself in the entrance hall, which in turn leads to the dining room and the spacious lounge. From the lounge there is access to the kitchen and then onto the rear hall and bathroom, with four piece suite. To the first floor, there are two generously sized, light and airy double bedrooms. Externally, to the front, the property is set back from the road by a low wall, with iron railings and gate. There is a small patio and tiled pathway. To the rear of the property, is a low maintenance rear yard, with gated access. Viewing is essential to appreciate the potential and value for money on offer.

ACCOMMODATION

Entrance vestibule

Entered through a uPVC double glazed door, with uPVC frosted glass top light. There is decorative coving, and a wooden glazed door provides access into the hallway.

Hallway

The hallway features, neutral décor, and has new carpets fitted. The hallway boasts high ceilings, with decorative coving. There is a radiator, and the hallway provides access to two reception rooms and there are stairs to the first floor.

Dining room

A versatile front reception room, with neutral décor and newly fitted carpet. This versatile space would make a great dining room, playroom or sitting room. There are high ceilings, with decorative cornice, a built-in cupboard, and a radiator. The uPVC double glazed, tilt and turn window overlooks the front of the property and provides additional natural light.

Lounge

The larger of the two reception rooms makes a great lounge. There is a feature gas fire, set into a stone hearth and insert, with decorative wooden surround and mantle. There is a large, under stairs storage cupboard with additional, internal built-in cupboards and lighting. The lounge benefits from neutral white décor, and newly fitted carpeting. The uPVC double glazed tilt and turn window overlooks the rear of the property and there is a radiator providing plenty of warmth.

Kitchen

A good size galley style kitchen, with a range of wood effect wall and base units, with contrasting work surfaces and tiled splash backs. A circular, stainless steel sink and drainer unit with mixer tap is set below a uPVC double glazed window overlooking the rear of the property, with plumbing for washing machine below. There is a built-in electric oven, with electric hob, set into the worktop and a stainless steel extractor hood above. The kitchen benefits from a radiator and tiled flooring.

Rear hall

The rear hall has tiled flooring, a radiator and a uPVC door with frosted glass leads out onto the rear of the property. Provides access into the bathroom.



Bathroom

The good sized bathroom has a white suite, which briefly comprises of a bath with tiled surround, a corner shower cubicle, with electric shower and tiled surround. There is a pushbutton flush toilet and a pedestal sink with mixer tap. The bathroom benefits from a towel heating radiator, tiled flooring and a uPVC double glazed frosted glass window.

First floor landing

The stairs and landing have been fitted with new carpeting and provide access into two double bedrooms.

Bedroom one

A light and spacious double bedroom fitted with new carpeting. There is a uPVC double glazed window overlooking the front of the property, a radiator and TV connections. The room also benefits from a built-in storage cupboard, with internal shelving, hanging rail and loft access.

Bedroom two

A second generously proportioned double bedroom, with useful built-in storage cupboards, which also houses the combi boiler. This room is also fitted with new carpeting. There is a uPVC double glazed window overlooking the rear of the property, TV connections and a radiator.

Externally

To the front, the property is set back from the road by a low wall, with iron railings and gate, there is a small patio and tiled pathway. To the rear of the property, there is a low maintenance rear yard with gated access and a useful outside tap.

TENURE

We have been informed by the vendor that the property is leasehold with a yearly ground rent charge of £1.29

COUNCIL TAX BAND A

EPC D



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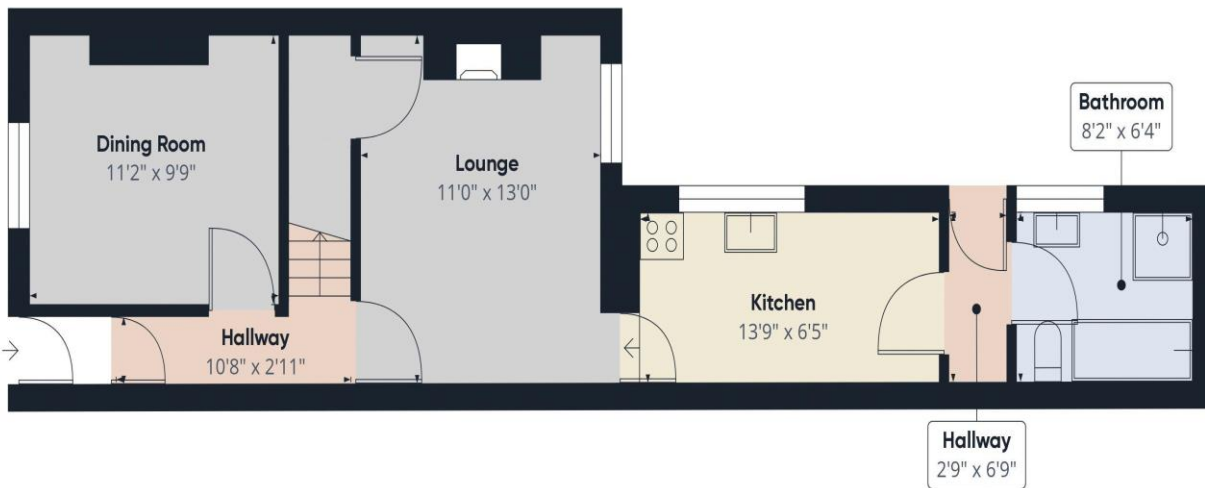
MORTGAGES

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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

Approximate total area^m
768.01 ft²



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.

Calculations are based on RICS IPMS 3C standard.

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