



**Offered for sale with no forward chain**

**Two good size double bedrooms**

**Open plan lounge diner**

**Good size kitchen**

**Convenient town centre location**

**Recently refurbished traditional terraced home**

**Stylish modern first-floor bathroom**

**Charming original features**

**Low maintenance enclosed rear yard**

**Ideal for first-time buyers**

Offered for sale with no forward chain, is this lovely, traditional terraced property. Recently renovated, the property is ready to move into, you would simply need to unpack. The property boasts some lovely, original features, including the refurbished tile flooring to the dining room, high ceilings with corbels and cornice. The property is tastefully decorated throughout and benefits from new carpeting. This lovely home would be ideal home for first-time buyers, couples or perhaps an investor. The property is conveniently located just outside of Workington town centre, with its wide range of shops and amenities just a stone's throw away. The bus station and train station are also within easy walking distance, making this a great property for anybody who uses public transport for work or leisure. The accommodation briefly comprises entrance vestibule, leading to an inner hallway, a spacious, dual aspect open plan lounge diner with feature fireplaces to each side of the room. The kitchen is a good size and features a breakfast bar area. To the first floor, there are two well presented double bedrooms and a large, family bathroom, which boasts a four piece suite and excellent built-in storage. Externally, the property benefits from a rear yard with brick built outbuilding, which incorporates storage and an outhouse, with gated access to the rear.

## ACCOMMODATION

### Vestibule

Entered through a uPVC double glazed door with frosted glass numbered window and uPVC top light. The vestibule has dado rail and a glazed door with frosted top light leads through to the hallway.

### Entrance hall

The hallway boast high ceilings, decorative cornice with archway featuring original corbels and dado rail. The entrance hall has newly laid carpeting, tasteful modern décor, ceiling spotlights and a radiator. Provides access into the lounge diner.

### Lounge diner

The lounge area has a feature fireplace, with modern, mosaic insert and decorative surround, The uPVC double glazed window provides plenty of natural light and looks out over the front of the property and there is a stylish, vertical column style radiator. To the dining area, there is a feature, open chimney breast with exposed stonework and internal lighting, surrounded by a beautiful, oak mantle and lintels. The vendor has also refurbished the original stone tile flooring, which makes a lovely feature. There is a vertical, column style radiator and a uPVC double glazed window which overlooks the rear of the property.

### Kitchen

The good size kitchen has a range of wood effect, wall and base units, with newly fitted worktops and splash backs. The kitchen benefits from a brand-new electric oven, with electric hob set into the worktop, with stainless steel splash back and an extractor hood above. The stainless steel sink and drainer unit with mixer tap is set below the uPVC double glazed window, which overlooks the rear of the property, with plumbing for a washing machine beneath. To the rear of the kitchen, there is a useful breakfast bar area and the kitchen benefits from a large, under stairs storage cupboard, a radiator, modern and mosaic effect, vinyl flooring. A uPVC double glazed door with frosted glass leads out onto the rear of the property.



### First floor landing

The first floor landing has a useful, built in storage cupboard, ceiling spotlights and pulldown loft access. Provides access into both bedrooms and the bathroom.

### Master bedroom

This well presented, light and spacious double bedroom benefits from new carpeting, a radiator and a uPVC double glazed window which overlooks the front of the property.

### Bedroom two

The second well presented double bedroom also benefits from new carpeting. There is a radiator and a uPVC double glazed window overlooking the rear of the property.

### Bathroom

The stylish, modern bathroom boasts a four piece suite which briefly comprises of a bath, with matte black waterfall mixer tap and tiled surround and a walk-in shower cubicle with matte black fixings, mixer shower and contemporary tiled surround. There is a pedestal sink, with tiled splash back and a push button flush toilet. The bathroom benefits from a large, built-in storage cupboard, ideal for towels and bedding, and an additional cupboard housing the combi boiler. There is also a large, chrome, towel heating radiator, wood effect vinyl flooring and a uPVC double glazed, frosted glass window.

### Externally

To the rear of the property is a low maintenance rear yard, which benefits from brick built outbuildings, which includes an outhouse and a storage space. With gated access to the rear.

### TENURE

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

### COUNCIL TAX BAND A

### EPC D



## LOW FEES, LOCAL EXPERTISE

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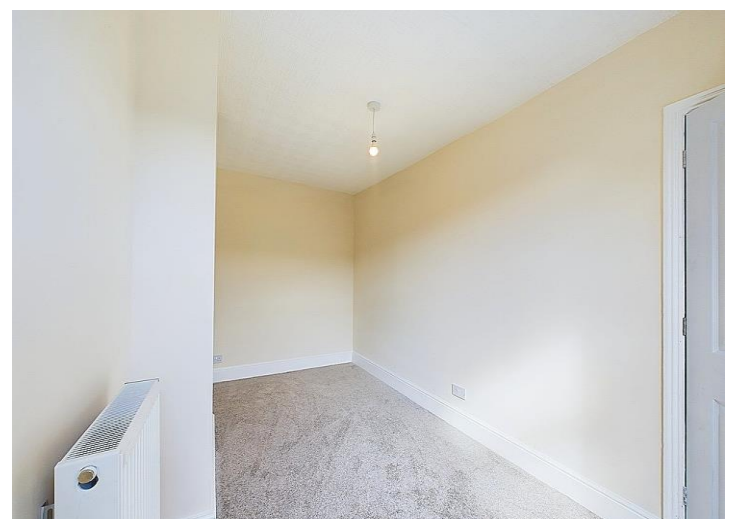
## MORTGAGES

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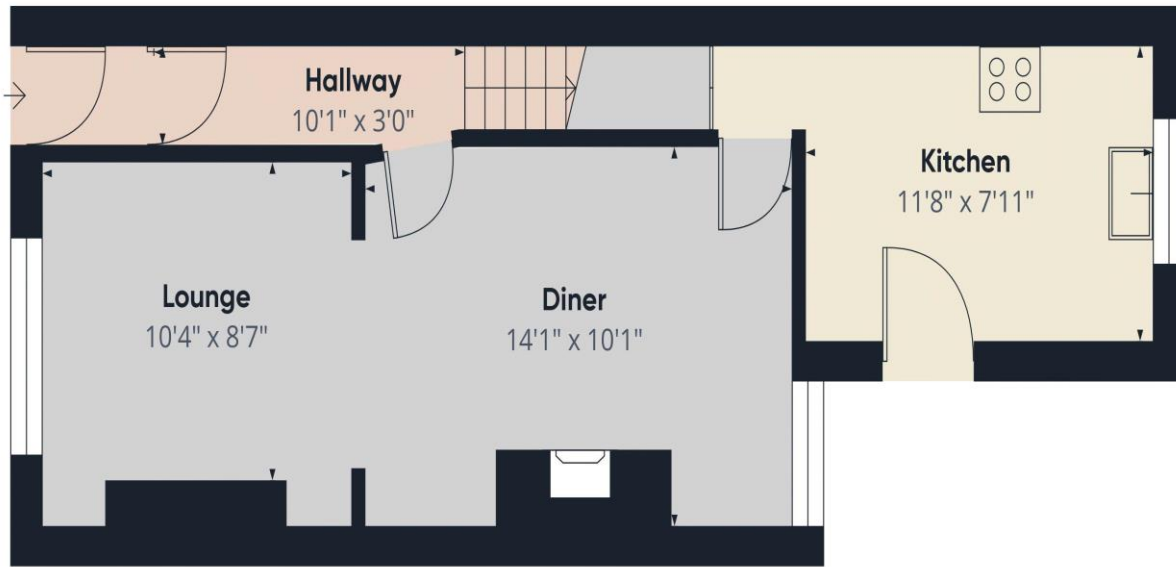


## NOTE

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.

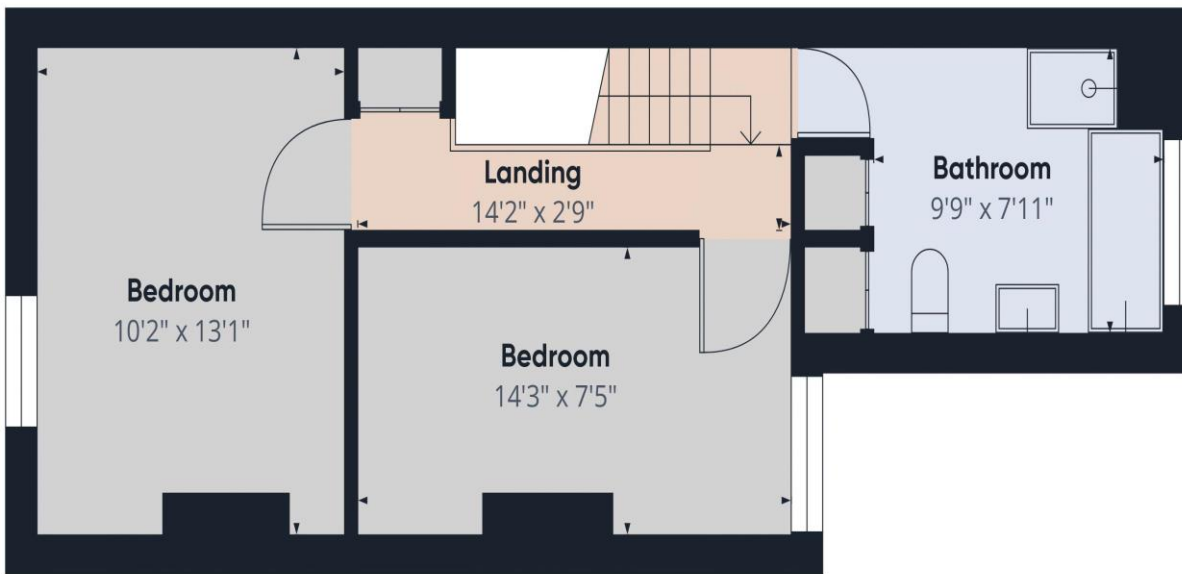






Ground Floor

Approximate total area<sup>m</sup>  
764.02 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.

Calculations are based on RICS IPMS 3C standard.

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