



Offered for sale with no forward chain

Two double bedrooms

Walking distance to local amenities

Ideal buy to let investment

Quiet no through traffic street

Traditional terraced property

Town centre location

Close to train and bus station

Suitable for first-time buyers

Excellent transport links

Offered for sale with no forward chain is this traditional two-bedroom terraced home. This would be an ideal purchase for first-time buyer, couples, or perhaps a buy to let investor with attractive rental yields. The property is located in a popular residential street with no through traffic, located on the outskirts of Workington town centre. Just a short walk from the property and you will find yourself in the town centre, with local shops and amenities all within easy walking distance. There are local schools within walking distance and the property is just a five minute walk from both the train and bus stations, making it an ideal place for anybody who requires public transport to neighbouring towns. The accommodation is set over two floors and briefly comprises entrance vestibule, lounge with modern, electric fire suite. There is a contemporary kitchen with wood effect units and a rear hall which leads to a modern bathroom. To the first floor, there are two good size bedrooms and externally, there is a low maintenance rear yard. This property is perfect for anybody who loves town centre living, viewing is essential to appreciate the accommodation on offer.

ACCOMMODATION

Entrance vestibule

Entered through a wooden door with frosted glass top light, the vestibule provides access into the lounge.

Lounge

The lounge has a feature, electric fire, set into a modern fire suite, with hearth and mantle. There is decorative coving, a radiator, a useful, built-in under stairs storage cupboard, and a uPVC double glazed window overlooking the front of the property. Provides access into the kitchen.

Kitchen

The kitchen has a range of contemporary, wood effect, wall and base units with contrasting work surfaces and tiled splash backs. A stainless steel sink and drainer unit with mixer tap is set below a uPVC double glazed window, which overlooks the rear of the property, with plumbing for a washing machine beneath and space for freestanding oven. With tile effect vinyl flooring, an extractor fan and a radiator.

Rear hall

The rear hall has a wooden door leading out onto the rear yard. Provides access to the bathroom and the loft.

Bathroom

The contemporary, modern bathroom has a white suite which briefly comprises bath, with ornate mixer tap, a pushbutton flush toilet and a pedestal sink. The bathroom has modern, metro style part tiled walls, tile effect vinyl flooring, a radiator and a uPVC double glazed frosted glass window.

First-floor landing

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

Bedroom one

Located at the front of the property, this generously sized double bedroom has built-in recess shelving, decorative coving and a radiator.



Bedroom two

A second good size bedroom which can accommodate a double bed, with a useful built-in storage cupboard, which also houses the combi boiler. There is a radiator and a uPVC double glazed window, overlooking the rear of the property.

Externally

To the rear of the property, there is an enclosed low maintenance rear yard with gated access.

TENURE

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

COUNCIL TAX BAND A

EPC D

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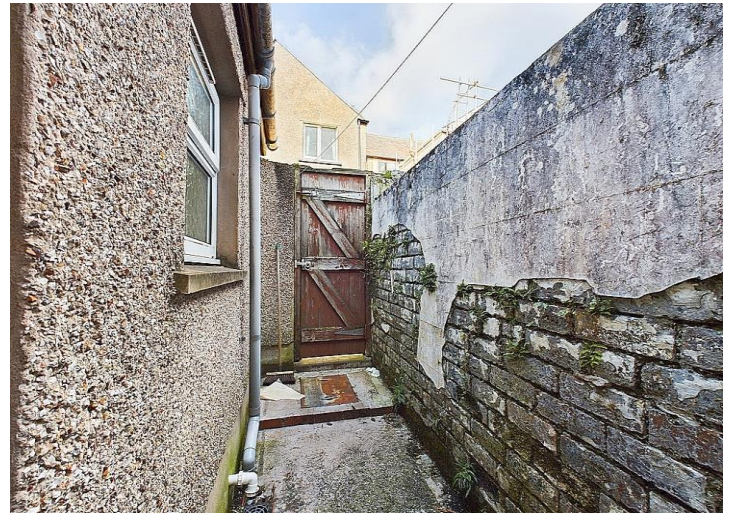


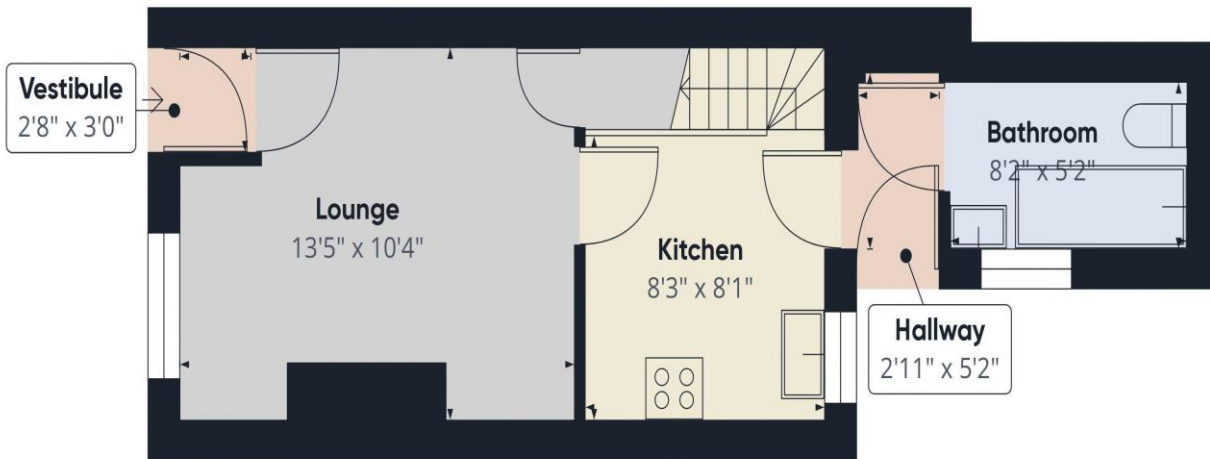
MORTGAGES

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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
490.83 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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