



**Spacious extended three bed family home**

**Walking distance to popular local schools, and amenities**

**Beautiful front and rear gardens**

**Open plan kitchen diner**

**Sought after residential area**

**Ideal for first-time buyers, couples, and families**

**Driveway and garage**

**Two good size reception rooms**

Located on a popular sought-after road in the town of Workington, this is a well maintained family home, and benefits from a rear extension that creates an open plan kitchen diner. The area provides excellent access to Workington town centre, and its wide range of amenities, and popular local schools, that are within walking distance. It would be the perfect choice of home for first-time buyers, couples, and families alike. The property certainly does not lack curb appeal. From the pleasant front garden, you are led into a good size hallway, the first of two reception rooms is light and airy, and the second reception room to the rear of the ground floor offers a versatile space. There is a large open plan kitchen diner, created by the rear extension with access out onto the rear garden. To the first floor there are three well presented bedrooms, and the family bathroom. Externally the property boasts a lovely walled front garden, with a lawn and a range of lovely plants and flowers that add a splash of colour. There is a driveway, providing off-road parking, which leads to the garage. To the rear of the property, the beautifully landscaped garden, with flagstone patio area, gravelled path, and borders. There is a beautifully maintained lawn, and second flagstone patio area, with modern fencing to the borders, and a useful storage shed. Viewing is essential to appreciate this lovely family home.

## ACCOMMODATION

### Entrance hall

Entered through a uPVC double glazed door, with a frosted patterned glass panel, with matching uPVC full height side windows with frosted glass, providing plenty of natural light. A neutral décor, with a useful under stairs storage cupboard, and a radiator, the doors lead into the two reception rooms and kitchen diner, the stairs provide access to the first floor.



### Lounge

A well presented light and spacious lounge, with a uPVC double glazed bay window, which looks out over the pleasant front garden, providing plenty of natural light, with a radiator below. A modern feature electric fire set, into a stone effect suite with a mantle and hearth, there is decorative coving to the ceiling, and a TV aerial point.

### Sitting room

This versatile second reception room would make a great sitting room, playroom, or family room. With a uPVC double glazed window, which overlooks the rear of the property, and a radiator below, a TV aerial point, and an open chimney breast, ideal for freestanding electric fire.



### Kitchen diner

The property has been extended to the rear of the kitchen to create a fantastic open plan kitchen diner. The kitchen has a range of contemporary, cream wall and base units with contrasting work surfaces, and PVC panelled splashbacks. With a 1.5 stainless steel sink, and drainer unit, with mixer tap, there is plumbing for washing machine below. Space for a freestanding fridge freezer, built-in electric oven, and an electric hob set into the worktop above. To the dining area is a range of cottage style built-in cabinets, and open shelving, creating excellent storage. A large uPVC double glazed window looks out over the rear garden, with a radiator below, panelling to the ceiling and a uPVC double glazed door, with frosted glass which leads out onto the rear garden.

### First-floor landing

The first floor landing has a uPVC double glazed window, which looks out over the side of the property, with a useful built-in storage cupboard, housing the combi boiler, a secondary over stairs storage cupboard. Provides access to the three bedrooms, and the family bathroom.



### Master bedroom

A bright and spacious master bedroom, incorporates a full wall of fitted wardrobes, offering excellent storage, the uPVC double glazed bay window, provides plenty of natural light, a radiator below, with a neutral décor.

### Bedroom two

This is a good size double bedroom, with a uPVC double glazed window, which overlooks the rear garden, and a radiator below.

### Bedroom three

Located at the front of the property is the third bedroom with fitted over stairs storage, a uPVC double glazed window, overlooking the front of the property and a radiator, with a neutral décor.

### Externally

To the front of the property, is a beautifully maintained front garden, with gravelled borders, and central lawn, with a driveway to the side, providing off-road parking, leading to the garage. To the rear of the property is a lovely garden, which is beautifully landscaped, with gravelled borders, there is a stone patio area to the rear and a well maintained lawn, benefitting from a secondary patio to the rear of the house and to the side.

### Family bathroom

A good-sized bathroom which incorporates a bath, with a mixer shower above, pedestal sink, and toilet, with part tiled walls, a uPVC double glazed window with frosted glass, a radiator, with a vinyl flooring.

### TENURE

We have been informed by the vendor the property is freehold

### COUNCIL TAX BAND C

### EPC TBC



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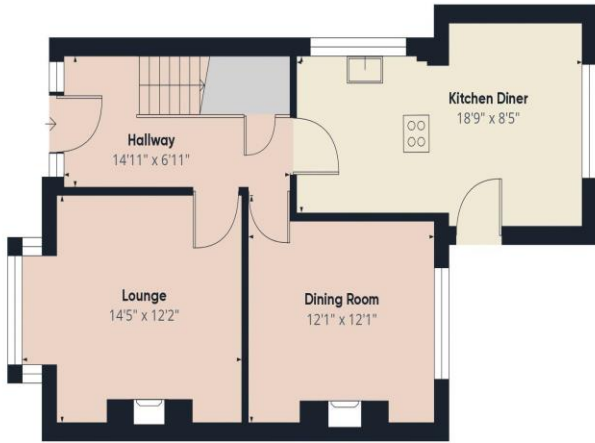


## NOTE

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 Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1181.34 ft<sup>2</sup>

(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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