



Sun trap, low maintenance garden, with composite decking

Quiet residential area, no through road

Offered for sale with no forward chain

Three generously sized bedrooms

Eye-catching, stylish first floor shower room

Tarmac driveway for two cars

Tastefully decorated from top to bottom

Kitchen which French doors leading to the garden

Master bedroom boasts an ensuite shower room

Offers great value for money, a perfect starter home

Looking to get on the property ladder? Perhaps you are starting a family? and needing somewhere with more space then look no further. Set over three floors is this well presented home with all the modern conveniences you would expect. In a quiet area with no through roads, on a relatively new development, the property certainly offers good value for money. Within easy walking distance there is an Asda, and Workington town centre is less than a 10 minute drive away. The property has plenty to offer with a two-car driveway to the front and the low maintenance garden to the rear with its composite decking, artificial grass, the garden gets sun throughout much of the day. Step inside and you will find yourself on the front porch, leading through to a tastefully decorated lounge. There is an inner hallway, leads to a handy downstairs WC, and through to the kitchen. The kitchen features integrated appliances, and a nice touch is the French doors which open to the decking area of the garden. Heading up to the first floor, the spacious landing, leads to the first two bedrooms, both bedrooms are of a generous size and one of them enjoys a view towards the sea. On the first floor you will find a rather eye-catching shower room with plenty of style. Heading up to the second floor, and you will find the spacious master bedroom. The master bedroom boasts a large shower room, which is in excellent condition. The property would be an ideal choice for a first-time buyer, who wants a modern home with plenty of space. The three bedrooms may also attract the attention of a family, there is room for a home office or dressing room. To arrange a viewing get in touch at your earliest convenience.

ACCOMMODATION

Front porch

Entered via composite door with frosted glass panels, the porch benefits from a radiator, and leads through to the lounge.

Lounge

This well presented, light and airy room benefits from phone and TV connections. There is a radiator and a uPVC double glazed window to the front. The tastefully decorated lounge has an under stairs storage cupboard, and a door leading through to a inner hallway.

Inner hallway

Here you will find access to the WC, kitchen, with stairs to the first floor Landing.

Kitchen/diner

This modern kitchen incorporates a range of white wall and base units, with a contrasting worktop, with matching up stands. There is a built-in electric oven, with a separate gas hob, a stainless steel splash back, and an extractor canopy in place above. The kitchen also boasts an integrated fridge freezer, and a washing machine. A stainless steel sink, with drainer board, a mixer tap is set below a uPVC double glazed window, that looks out onto the garden. A lovely feature is the French doors which lead out to the garden and provide additional natural light. The room has a radiator, and there is space for a dining room table and chair set.

WC

A handy ground floor WC, which also has a wash basin, with tiled splash back. The room also benefits from an extractor.

First floor landing

The spacious landing has a radiator, and leads to 2 bedrooms, the bathroom, and stairs continue up to the second floor landing.

Bedroom one

A bright double bedroom with lots of natural light via the two uPVC double glazed windows, looking out to the front. Neatly placed below the windows you will the radiator.

Bedroom two

A second good-sized bedroom with a radiator, and a uPVC double glazed window which enjoys a view towards the sea.



Shower room

The stylish and eye-catching shower room comprises of a large shower, with both handheld and rainfall showerheads. There is a wall hung vanity unit with a large drawer, providing plenty of storage, mixer taps, and a push button toilet. There is a designer black heated towel rail, and both the walls and floor are fully tiled, and benefits from underfloor heating. The room has an extractor, and a uPVC double glazed frosted window

Second floor landing

The landing has a useful cupboard, and provides access to the master bedroom.

Master bedroom

This lovely double room boasts a dormer window, which is ideal for a dressing table beneath. There is a radiator, and a uPVC double glazed window, and a door that leads to the ensuite.

Master ensuite

A spacious ensuite comprises of a shower with folding doors, the shower control is neatly set on a tiled surround. There is a push button toilet, and a pedestal hand wash basin with mixer tap. The ensuite has a radiator, an extractor, and a skylight allowing in lots of natural light.

Exterior

At the front of the property there is a double driveway, which provides plenty of off-street parking. There is gated access along the left-hand side of the property leading to the garden at the rear. The garden is quite a sun trap and is perfect for relaxing or parties. Directly out the French doors of the kitchen you will find a spacious, composite decked area for you to place garden furniture. Much of the garden is laid with artificial grass, making it easy to maintain. There is a spacious shed which provides plenty of storage. The garden is securely fenced around, making an excellent choice for those with young children, or pets.

TENURE

We have been informed by the vendor the property is freehold



COUNCIL TAX BAND B

EPC C

LOW FEES, LOCAL EXPERTISE

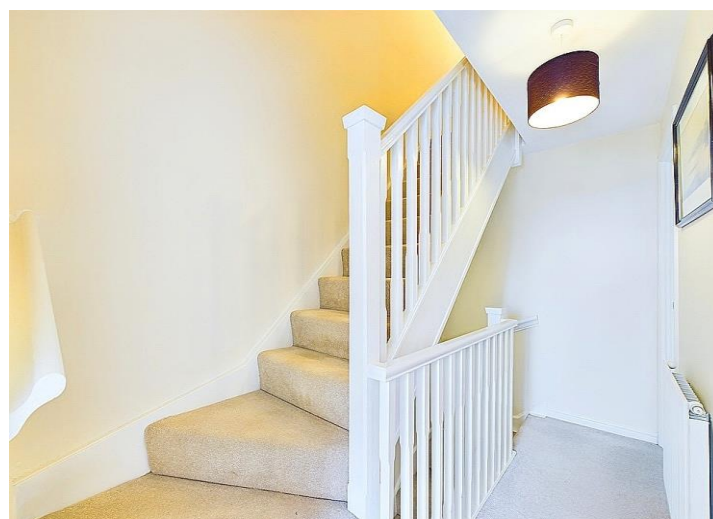
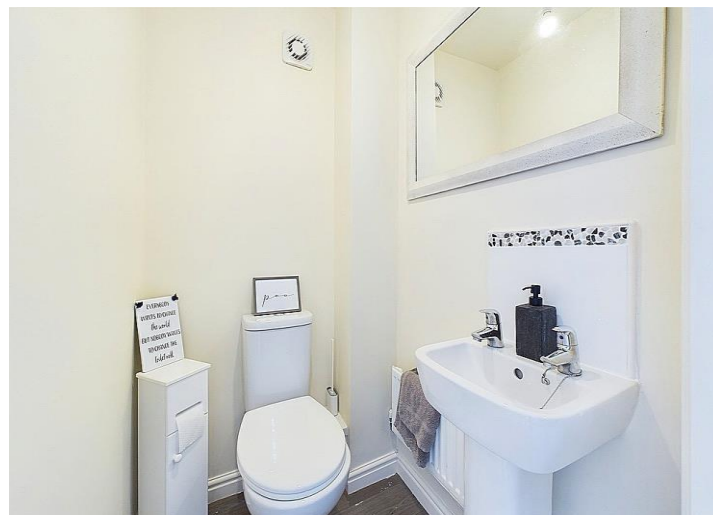
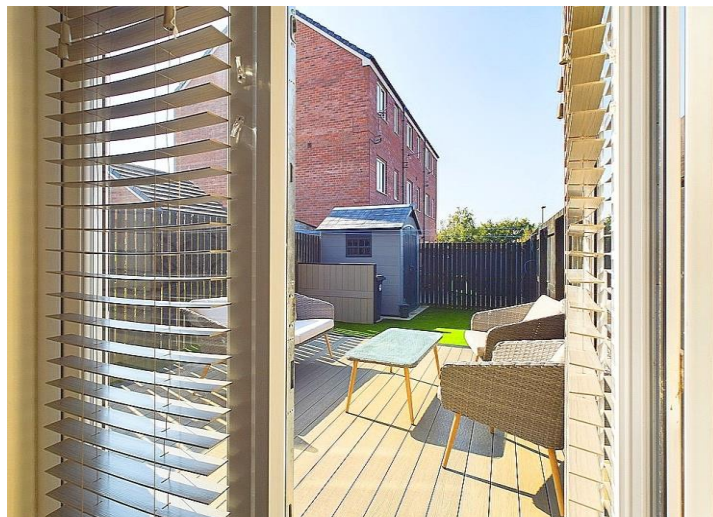
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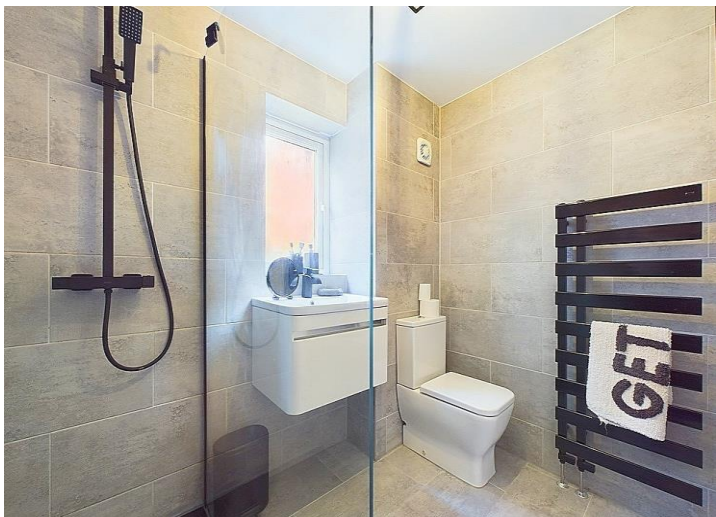
MORTGAGES

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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.





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