



Offered for sale with no forward chain

Situated in a popular residential area on the outskirts of Workington

Ideal for first-time buyers, or buy to let investment

Ideal for anyone looking to add their own stamp to a property

Spacious two-bedroom traditional terraced property

Walking distance to lots of local amenities

In need of some renovation work

Located just a short distance from the train and bus stations.

Offered for sale with no forward chain, and priced to sell is this traditional two-bedroom terraced home which has plenty of potential. Whilst in need of some updating, and damp works, the property is well proportioned throughout, and would be an ideal purchase for an investor, or perhaps someone looking to get their foot on the property ladder and put their own stamp on a home. The property is located on a popular residential street on the outskirts of Workington, within easy reach of the town centre which has a wide range of amenities and is just a stone's throw away from Victoria Jr School. The convenient store on Harrington Road can be reached in just a minute or two's walk, making this a fantastic and convenient location. Stepping into the property you will find yourself in the entrance hall, which in turn leads to a versatile front reception room, which would make a great dining room, or perhaps a playroom. There is a good size lounge, which provides access into the kitchen, and a real hall with fitted with cabinets, leading into the ground floor bathroom. To the first floor there are two generously sized light and spacious double bedrooms, and externally the property benefits from a low maintenance rear yard with gated access. Viewing is essential to appreciate the potential of this traditional home.

ACCOMMODATION

Entrance hall

Entered through a modern composite door with frosted patterned glass, the entrance hall has a radiator, decorative coving to the ceiling, there is open access to the stairs, and access into the lounge and dining room.

Dining room

The front reception room is a versatile space, with a newly laid floor which just needs carpeting or flooring laid. This would make a great dining room, playroom, or perhaps a sitting room, with a uPVC double glazed window, overlooking the front of the property, decorative coving, and a radiator.



Lounge

This well presented lounge, has a feature fireplace with a freestanding electric fire, hearth and mantle. There is decorative coving to the ceiling, a TV aerial point, and a large under stairs storage cupboard, which also houses the meters. A uPVC double glazed window overlooks the rear of the property, and there is access into the kitchen.



Kitchen

The kitchen has a range of wood effect wall and base units, with contrasting work surfaces, and colourful tiled splash backs, and under cabinet lighting. There is a stainless steel sink, and drainer unit, with mixer tap, and plumbing for a washing machine below. A built-in electric oven, with a gas hob that is set into the worktop, with stainless steel extractor hood above. Space for a freestanding fridge freezer, tiled flooring, and a uPVC double glazed window. Decorative coving to the ceiling, a radiator, and an open archway to the rear hall.



Rear Hall

This useful space has been fitted with worktop and cabinets to match the kitchen, with space for tumble dryer below. A uPVC double glazed door leads out onto the rear of the property, there is decorative coving to the ceiling, and tiled flooring.

Bathroom

Located at the rear of the property the contemporary bathroom, has a P shaped shower bath, with a mixer shower above, and a curved glass shower screen, a pushbutton flush toilet, and a pedestal sink, with mixer tap, and fully tiled walls, tiled flooring, and a uPVC double glazed frosted glass window, a radiator, and spotlights to the ceiling with a useful built-in storage cupboard.

First-floor landing

Provides access into the two double bedrooms.

Bedroom one

At the front of the property is this spacious double bedroom, which has a useful built-in storage cupboard, and a uPVC double glazed window, which overlooks the front of the property and a radiator.

Bedroom two

To the rear of the property is the second generous double bedroom, which has a uPVC double glazed window which overlooks the rear of the property, and a radiator, with painted wooden floorboards.

Externally

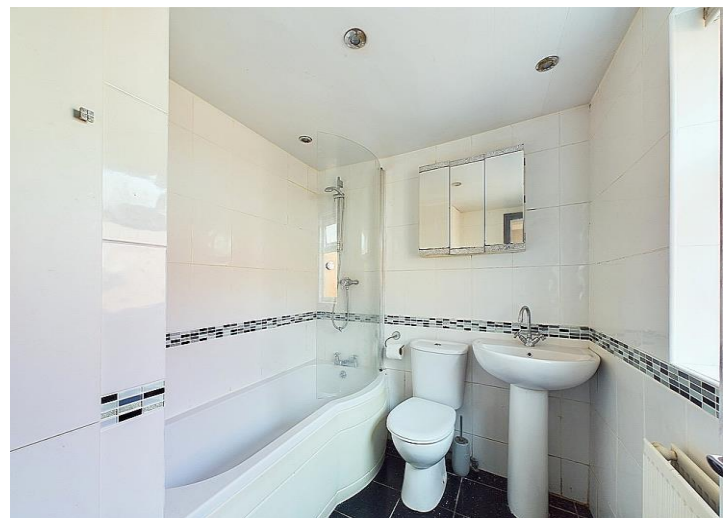
At the rear of the property is a low maintenance rear yard, with gated access.

TENURE

We have been informed by the vendor the property is freehold

COUNCIL TAX BAND A

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LOW FEES, LOCAL EXPERTISE

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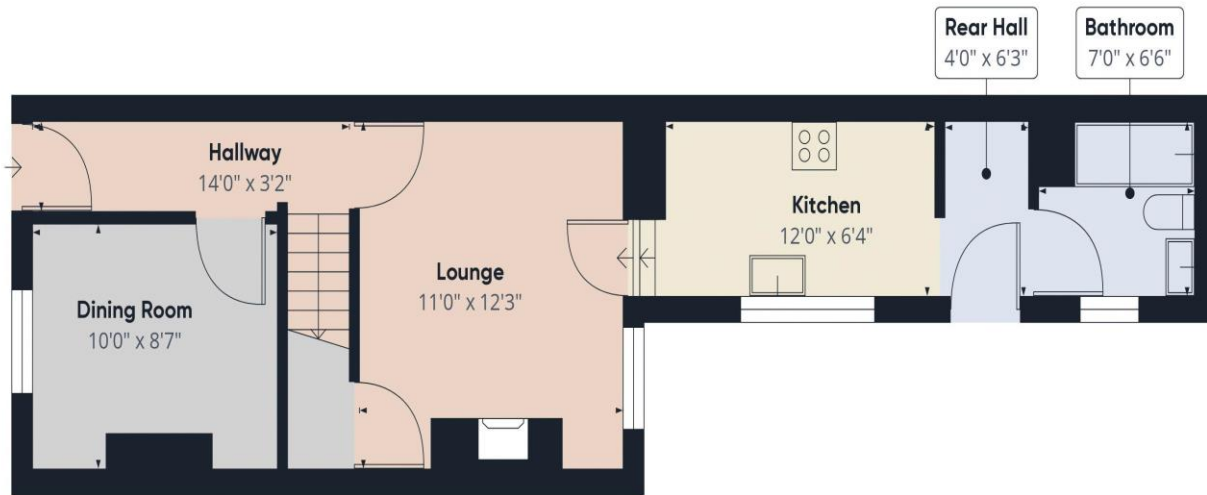
MORTGAGES

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NOTE

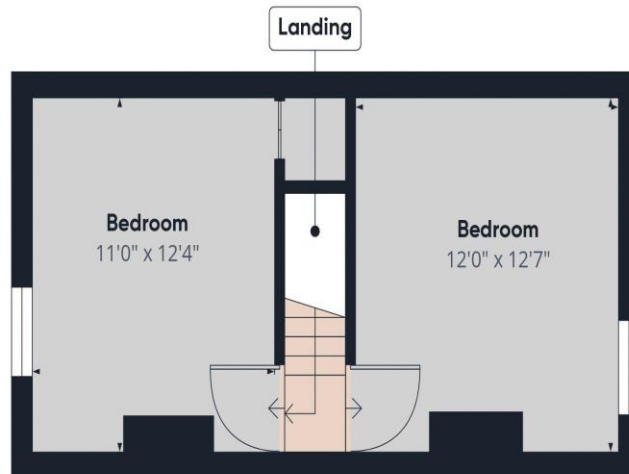
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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⁽¹⁾
719.57 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.

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