



**Offered for sale with no forward chain**

**Convenient location walking distance to the town centre**

**Two good size double bedrooms**

**Low maintenance rear yard**

**Ideal for first time buyers or as a buy to let opportunity**

**Close to the bus and train station for anyone who commutes**

**Two reception rooms with free standing electric fires**

**Double glazing and central heating**

Offered for sale with no forward chain, this deceptively spacious two-bedroom traditional terraced property is ideal for first-time buyers, couples or perhaps buy to let investors. Conveniently located just outside of Workington town centre, in a quiet residential area with walking distance to local amenities, as well as the train and bus stations, making it ideal for anyone who uses public transport to commute for work or leisure. The property not only boasts a convenient location, but two good size versatile, reception rooms and two generous double bedrooms. Stepping into the property, there is an entrance vestibule, lounge with freestanding electric fire and second reception room with ornate fire surround and electric fire. The kitchen leads to a rear hall and the bathroom. To the first floor, there are two generous double bedrooms which have both been recently recarpeted. Externally, the property has a low maintenance rear yard, with gated access and covered area to the rear. viewing is advised to appreciate the accommodation on offer.

## ACCOMMODATION

### Entrance vestibule

Entered through a uPVC double glazed door with frosted glass uPVC top light. There is grey, wood effect flooring and an internal door leads into the lounge.

### Lounge

The bright and airy lounge has a feature, freestanding, modern electric fire to the chimney breast, TV connections, wood effect flooring, neutral décor and a uPVC double glazed window which overlooks the front of the property. Provides access into the dining room and there are stairs to the first floor landing.



### Dining room

This versatile second reception room makes a great dining room with the proximity to the kitchen, but would also be a great sitting room or playroom. There is a freestanding, log effect electric fire, set into a marble hearth, with ornate wooden surround to the chimney breast and a large, built-in under stairs storage cupboard which also houses the meters. The room benefits from neutral décor, wood effect flooring, a radiator and a uPVC double glazed window overlooking the rear of the property.



### Kitchen

The contemporary kitchen has a range of wood effect, wall and base units, with contrasting work surfaces and metro tile style splash backs. A stainless steel sink and drainer unit with mixer tap is set below a uPVC double glazed window overlooking the rear of the property and there is plumbing for a washing machine beneath. The kitchen has a radiator, tile flooring, a built-in electric oven, and stainless steel gas hob, set into the worktop, with an extractor hood above. Provides open access to the rear hall.

### Rear hall

The rear hall has tiled flooring and space for a freestanding fridge freezer, with electric socket points. Provides access into the bathroom and a uPVC double glazed door leads out onto the rear of the property.



## Bathroom

The bathroom has a white suite which briefly comprises of a pedestal sink, a bath with electric shower above and a pushbutton flush toilet. The bathroom has a built-in cupboard housing the combi boiler and there is a radiator, ceiling panelling, tile flooring and a uPVC double glazed window.

## First-floor landing

The landing provides access into two double bedrooms.

## Bedroom one

Located at the front of the property, this generously proportioned, light and airy double bedroom has a useful, built-in storage cupboard which has internal hanging rail and loft access. The room benefits from new carpeting, a radiator and a uPVC double glazed window which overlooks the front of the property.

## Bedroom two

Located at the rear of the property, the second good size double bedroom has a uPVC double glazed window which overlooks the rear of the property, shelving to the alcoves, neutral décor, new carpet and a radiator.

## Externally

To the rear of the property, is a good size low maintenance rear yard, with gated access and a covered area to the rear.

## TENURE

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

## COUNCIL TAX BAND A

## EPC C



## LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.



## MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

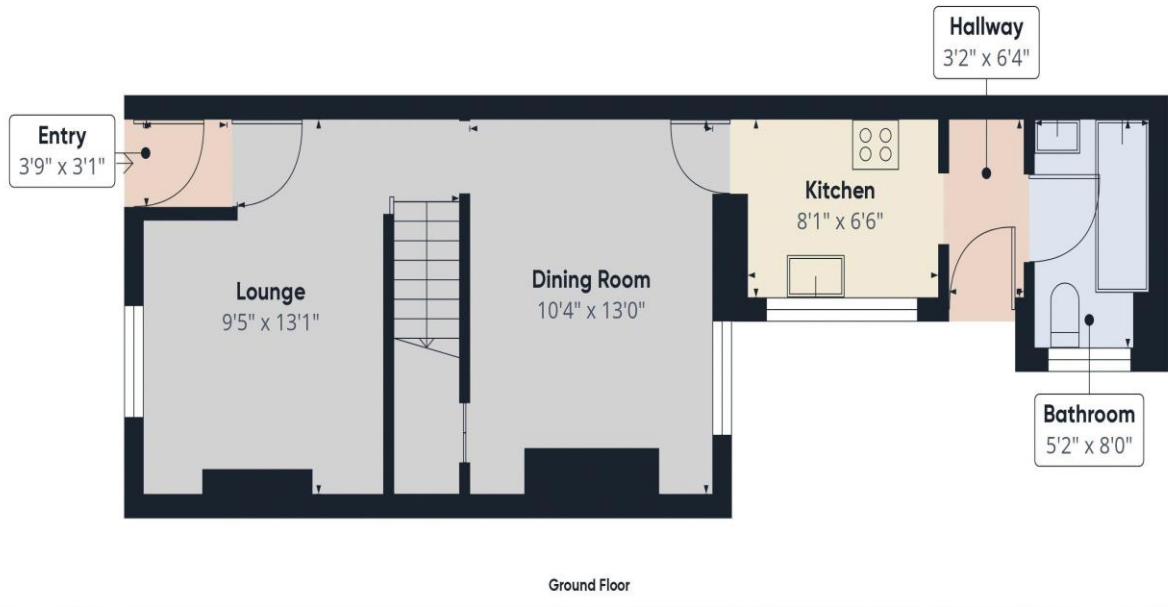


## NOTE

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.

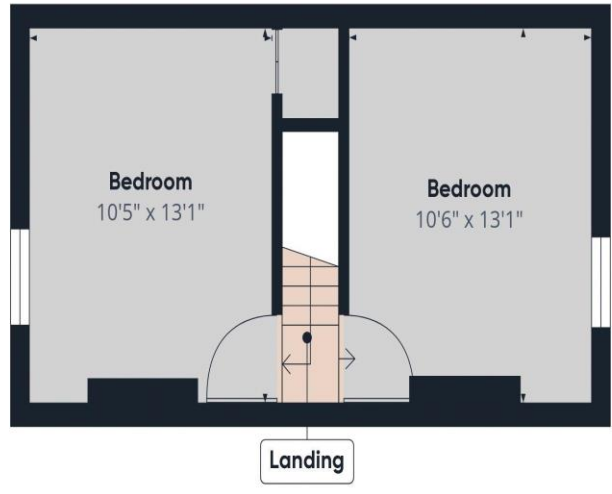






Ground Floor

Approximate total area<sup>m</sup>  
702.24 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.

GIRAFFE360