



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.



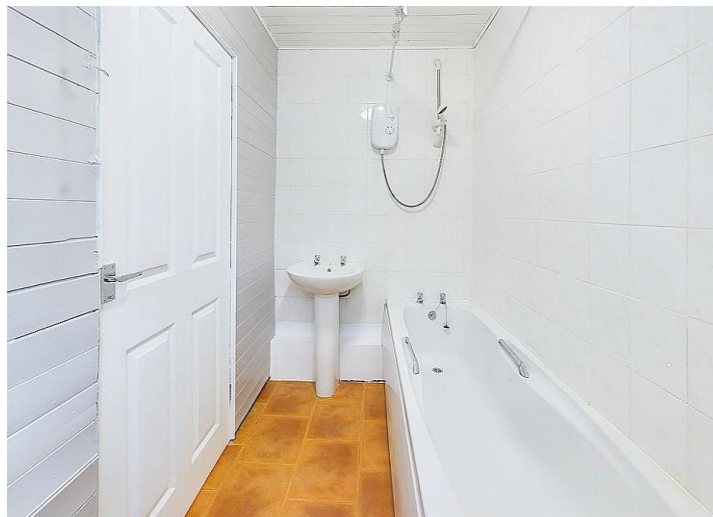
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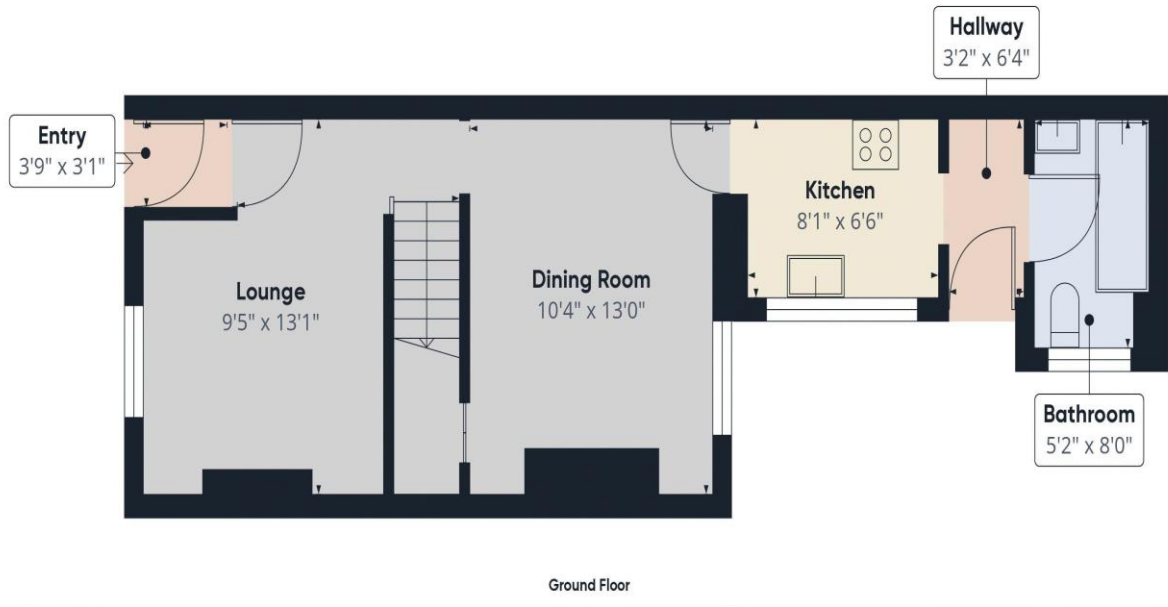


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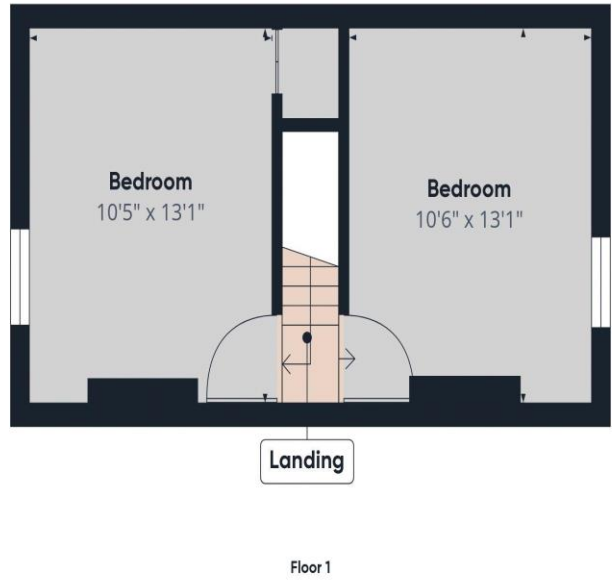
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Approximate total area^m
702.24 ft²



(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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