



Offered for sale with no forward chain

Located in a popular residential area

Bright and airy lounge, with bow window

Low maintenance front and rear gardens

Ideal for first time buyers, couples or families

The property benefits from a garage providing off-road parking

Spacious kitchen with plenty of storage

Close to local schools and amenities

Located in a popular residential area of Workington, is this spacious three bedroomed property. Just a stones throw from the property is the popular St. Gregorys primary School, making this an ideal family home. There is a park located behind just two minutes away where the children can play. There is a convenience store, pharmacy, post office and takeaway, all within easy walking distance of the property. Just a five to ten minute walk and you will find yourself in the town centre, with its wide range of amenities including shops, pubs and cafes. Whilst in need of some modernisation the property would be an ideal purchase for a first time buyer, couple or perhaps a family. Step inside and you will find yourself in the hallway which leads to a good sized lounge, with bow window to the front. From here there is access to the spacious kitchen, with plenty of storage. To the first floor, there are three bedrooms and the shower room. Externally, To the front, the property benefits from a good sized garden with lawn and mature shrubs to the borders. To the side of the property there is a passageway leading around to the rear with gated access. The rear garden has a patio area, lawned area and a large, brick build garage with pedestrian door to the lane. Viewing is a must to see the potential on offer.

ACCOMMODATION

Hallway

Entered through a composite door, with frosted panels and matching sidelight, the hallway has a radiator, open stairs to the first floor and a wooden door with frosted panels lead through to the lounge.

Lounge

The good size lounge has decorative coving and central ceiling rose. There is a radiator neatly placed below the uPVC double glazed window overlooking the front of the property and a gas fire is set into a brick surround, with shelving and recesses. Provides access into the kitchen.



Kitchen

The spacious kitchen benefits from decorative coving, part wood panelling and tile effect flooring. There is a range of wooden wall and base units, with contrasting work surfaces and matching splash backs. The kitchen has an integrated double oven with gas burning hob above, with glass splash back and integrated extractor. There is a radiator, undercounter fridge and freezer, space and plumbing to house a washing machine and a stainless steel sink with mixer tap, is set below a uPVC double glazed window overlooking the garden. Another great feature of the kitchen is the two large, storage cupboards and you will even find enough space to house a dining table and chairs set.



First floor landing

The landing provide access to all three bedrooms, the shower room and the loft.

Bedroom one

Located at the front of the property, the first bedroom has a large, uPVC double glazed window overlooking the front garden with a radiator below. The room also benefits from a large linen cupboard which currently houses the water tank.

Bedroom two

Another spacious double bedroom, there is a large uPVC double glazed window overlooking the rear garden with a radiator below.

Bedroom three

The third bedroom has a uPVC double glazed window overlooking the front garden with a radiator below.



Shower room

The shower room benefits from PVC panelled walls and ceiling, with spotlights. There is a large, walk-in shower with electric shower above, a vanity unit incorporating a hand wash basin with mixer tap and storage below and a pushbutton flush toilet. The bathroom benefits from a radiator and two uPVC frosted glass windows.

Externally

To the front, the property benefits from a good sized garden which is walled around, with lawn and raised rockery areas. To the rear, there is a good sized garden with lawn area and an area of patio. the property benefits from a large, brick built garage and is part fenced around with gated access to the rear.

TENURE

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

COUNCIL TAX BAND A

EPC TBC

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



Floor 1



Approximate total area⁽¹⁾
841.63 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.

GIRAFFE360