



**Stunning second floor flat in a beautiful Victorian house**

**Beautiful modern touches, with immaculate stylish décor**

**Two beautifully presented double bedrooms**

**Sought-after location, within easy reach of the town centre**

**Ideal for first-time buyers or couples**

**A wealth of charm and character throughout**

**Stunning, open plan kitchen diner with centre island**

**Contemporary modern bathroom with four piece suite**

**Fabulous walks around the river, just a few minutes away**

**Shared parking within the grounds**

You may dream of owning a property on this sought-after road of stately Victorian properties, this is the perfect opportunity for anyone who loves original features and has dreamt of one of these homes, to own an affordable second floor flat. Being the last house on the street, these flats enjoy a lovely location opposite Curwen Hall Park and are conveniently located just a short walk from the town centre. The property offers a wealth of charm and character throughout, with high ceilings and generously proportioned rooms. The space rivals many terraced homes and the property boasts a stunning, open plan kitchen diner, with centre island and contemporary, modern bathroom, with freestanding bath and four piece suite. On entering the property, the recently decorated communal staircase provides a glimpse of the beautiful interior to this Victorian home. The entrance hall provides access into a stunning generously proportioned lounge, there is a stylish, modern kitchen with centre island and dining area. The property has two beautifully presented well proportioned double bedrooms and a contemporary, modern bathroom. The property is within easy walking distance of Curwen Hall Park, where fabulous walks around the river can be enjoyed. Viewing is essential to appreciate this stunning property and the convenient location.

## ACCOMMODATION

### Entrance hall

Entered through the communal hall, the internal entrance hall gives a glimpse into the beautiful, original features, with high ceilings, beautiful architraves to the doors and high skirting boards. The hallway provides access into the lounge, kitchen diner, two bedrooms and the bathroom.



### Lounge

The lounge certainly feels as though it's part of this beautiful Victorian period property. The large space has high ceilings with beautiful original cornice, sash windows with original panelling and a modern feature fireplace. The room benefits from two radiators, and tasteful modern décor in keeping with the age of the property.

### Kitchen diner

The stylish, modern kitchen diner would rival many properties in size, fitted with a fantastic centre island, with breakfast bar. The kitchen area incorporates contemporary, modern wall and base units, with complementary wood effect surfaces and stylish, modern splash backs. There is a stainless steel oven, with stainless steel hob, back splash and extractor hood, set into the worktop above, an integrated fridge freezer, and a stainless steel sink and drainer unit with mixer tap. Additional storage can be found in the island, as well as the breakfast bar. The large, original sash window offers views over the rear of the property and over Workington, with beautiful surrounding, original architraves, panelling and shutters. The room boasts high ceilings with original cornice and high skirting boards. The dining area also benefits from a radiator.



### Master bedroom

The beautifully presented, master bedroom has a radiator and immaculate, tasteful décor, high ceilings with beautiful, original cornice and sash window which overlooks the front of the property with beautiful surrounding architraves and panelling below.



## **Bedroom two**

A second well presented and good-sized double bedroom with a radiator, modern décor, and a feature, original sash window with beautiful architraves and panelling surrounding.

## **Bathroom**

This stunning, luxury bathroom features a four piece suite, which incorporates a modern, freestanding bath, with floor standing mixer tap, with handheld shower attachment. There is a walk-in shower cubicle, with mixer shower which has both rainfall and jet showerhead attachments, a pedestal sink with waterfall mixer tap and a push button flush toilet. The bathroom has beautiful, modern décor finished with part tiled walls and wood effect flooring. The uPVC double glazed sash window with frosted glass and original architraves offers plenty of natural light and there is a chrome towel heating radiator.



## **Externally**

To the front of the property, there is shared allocated parking. The property is split into three flats, which all share parking to the front of the property. The property also sits adjacent to the popular Curwen Park, where lovely walks can be enjoyed.

## **TENURE**

We have been informed by the vendor that the property as a whole is freehold, with each flat being a leasehold, however on purchasing the flat, you will also be purchasing a share of the freehold of the building.

## **COUNCIL TAX BAND A**



## **EPC C**



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## NOTE

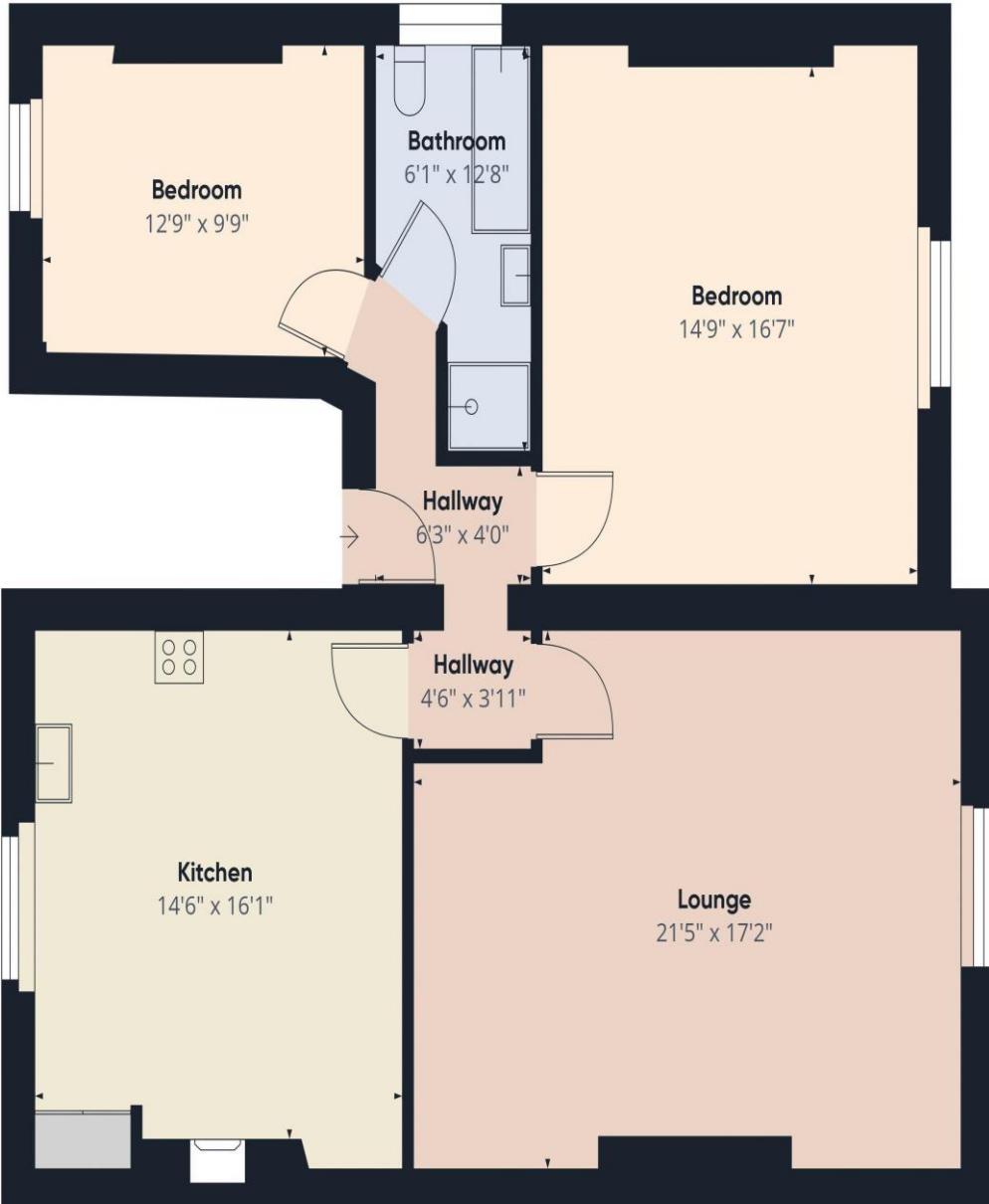
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify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





First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)



Approximate total area<sup>(1)</sup>  
1086.3 ft<sup>2</sup>

(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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