



**Offered for sale with no forward chain**

**New carpet and flooring throughout**

**Spacious, dual aspect lounge diner**

**Contemporary, modern bathroom**

**Ideal for first time buyers, couples and families**

**Tastefully decorated and ready to move into**

**Boasts a brand new, stylish kitchen**

**Three well presented bedrooms**

**Benefits from an attic room**

**Just a short walk to Workington town centre**

This beautifully-presented, traditional, terraced house is situated on a popular, quiet, residential street. Within walking distance of Workington town centre, throughout the property is modern, spacious and ready to move into, a perfect purchase for first-time buyers, or couples. There are plenty of amenities close by, and Workington town centre with its wide range of local shops, restaurants, parks, and popular primary schools are also close by.

The property has undergone a complete transformation, boasting new carpets and modern décor. Step inside and the good size hallway with original cornice and corbels leads through to the spacious, well presented lounge diner, with modern fireplace. To the rear of the property, you will find a brand new, stylish kitchen, with two tone wall and base units. To the first floor, there are three well presented bedrooms and the contemporary, modern bathroom. Accessed from the hallway there is access to the attic room with skylight window.

Externally, the property benefits from a good sized, low maintenance rear yard, with a useful, brick built shed and gated access to the rear. To view this lovely property, please contact the office today.

## ACCOMMODATION

### Vestibule

Entered through a coloured, uPVC door with patterned frosted panel and frosted top-flight. The hallway benefits from high ceilings with original cornice, a half-glazed door leads through to the hallway.

### Hallway

The freshly decorated hallway boasts original cornice and corbels, a large radiator and modern, vinyl flooring. A door leads through to the lounge diner, and there are open stairs to the first floor.

### Lounge diner

The areas of the lounge diner are clearly defined by a large open archway. Tastefully decorated, the lounge area boasts a modern electric fire, set on a marble hearth with matching insert and decorative, modern surround. The room benefits from original cornice, a picture rail and central ceiling rose, a large uPVC double glazed window to the front of the property, with radiator below. To the dining area you will find decorative cornice, a picture rail and central ceiling rose, there is a uPVC double glazed window that looks out onto the rear yard, a radiator and an alcove to the fireplace. A door leads through to the kitchen.

### Kitchen

The stylish kitchen is brand-new and features two tone units. There is a large wall of dove grey units, one of which houses the boiler. The kitchen has a range of navy-blue base units, with complementary marble effect work surfaces, and marble effect tiled splash backs. There is a stainless-steel oven, with matching gas burning hob with glass splash back and stainless-steel extractor canopy above. A stainless-steel sink and draining board with mixer tap, is set beneath one of the two uPVC double glazed windows that looks out onto the rear yard. The kitchen benefits from space for an undercounter fridge freezer, ceiling spotlights, a radiator, modern vinyl flooring, and a large, under stairs storage cupboard with shelving.





### **First floor landing**

The spacious landing has been recently decorated, with doors leading to all three bedrooms, the family bathroom, and there is a door to the attic room.

### **Master bedroom**

Located at the front of the property the spacious double bedroom has a large, uPVC double glazed window looking out over the front of the property, and a radiator.

### **Bedroom two**

The second bedroom is located at the rear of the property, and is another good-sized double, there is a large uPVC double glazed window looking out over the rear yard, with a radiator below.

### **Bedroom three**

The third bedroom would make a great dressing room, or home office, should three bedrooms not be required. There is a large uPVC double glazed window looking out over the rear, and a radiator.

### **Family bathroom**

The modern, family bathroom has a double ended bath with central mixer tap, with monsoon shower above, with fixed glass screen. There is a pedestal sink with mixer tap, a pushbutton flush toilet, an extractor, a towel heating rail, and a uPVC frosted glass window. The bathroom features modern, contemporary fully tiled walls, and modern vinyl flooring.

### **Attic room**

Accessed from the landing, the spacious attic room has a skylight window and under eaves storage.

### **Exterior**

To the rear there is a good size, low maintenance rear yard, with brick built shed, and gated access to the rear. The yard also benefits from an outside tap.

### **TENURE**

We have been informed by the vendor the property is Leasehold

### **COUNCIL TAX BAND A**

### **EPC E**



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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.







