



**Beautifully presented home, ready to move into**

**Spacious lounge with patio doors to the rear garden**

**Master bedroom boasts two built in cupboards**

**Property boasts a good size secure rear garden**

**Ideal purchase for first time buyers, couples and investors**

**Two well presented double bedrooms**

**Contemporary family bathroom**

**Situated on a popular, modern estate**

Located on a popular, quiet, residential street, this property is beautifully presented from top to bottom, lovingly maintained by the current owner and ready to move into. Whether you are a first-time buyer, a couple, or perhaps a buy to let investor, this could be the ideal home for you. Local schools are within easy reach and Workington town centre with its wide range of amenities and shopping centre is just a few minutes away.

Step inside and the well-presented hallway leads through to the spacious lounge diner, with modern fireplace and patio doors leading out to the rear garden and the ground floor WC. The modern kitchen, with wood effect work surfaces is located off the lounge. To the first floor, there are two good sized and well-lit bedrooms, with the master boasting built in storage and the contemporary family bathroom is also conveniently located by the bedrooms. Externally, the property benefits from a low maintenance front garden and a well maintained rear garden, which is securely fenced around. To view this lovely property, don't delay, call the office to arrange a viewing.

## ACCOMMODATION

### Hallway

Entered through a composite door, with tall frosted glass panel, the hallway benefits from modern, wood effect flooring and a radiator. Doors lead to the WC and the lounge.

### Lounge

The spacious lounge is flooded with natural light from the uPVC patio doors leading out to the rear garden. The lounge is tastefully decorated and features a modern, pebble effect fire, set on a cream hearth, with matching insert and surround. The vendors have cleverly used the under stairs area as a dining space, making the most of the whole room. A door leads through to the kitchen and there are open stairs to the first floor.



### Kitchen

The kitchen has a range of cream wall and base units, with contrasting wood effect work surfaces, with matching up stands. A 1.5 stainless steel sink and draining board with mixer tap, is neatly positioned beneath a uPVC double glazed window looking out over the front of the property. There is a integrated oven, with matching gas burning hob, stainless steel splash back and integrated extractor canopy above. The kitchen has a radiator, part tiled walls, wood effect flooring and space for a freestanding washing machine and fridge freezer.



### WC

Here you will find a push button toilet and a pedestal sink with tiled splash back. The WC has tiled flooring, a radiator and an extractor fan.

### First floor landing

The landing has a handy power point and leads to both double bedrooms and the family bathroom.

### Bedroom one

The first bedroom is situated at the rear of the property and has a uPVC double glazed window overlooking the rear garden, with a radiator below. The bedroom is tastefully decorated and boasts two built in storage cupboards providing fantastic storage.

### Bedroom two

The second bedroom is another good sized double, benefiting from, neutral décor, a radiator and a uPVC double glazed window overlooking the front of the property.



### Family bathroom

The modern family bathroom has contemporary part tiled walls and tile effect flooring. There is a bath, with electric shower above and glass screen, a pedestal sink, a toilet, a radiator, an extractor and a uPVC frosted glass window.

### Externally

To the front the property benefits from a lawn area with central path, to the rear there is a private rear garden, which is largely laid to lawn. Accessed from the patio doors of the lounge, there is a patio area, with gated access to the side and steps up to the lawn. The garden is securely fenced around making it ideal for anyone with small children or pets.

### TENURE

We have been informed by the vendor that the property is freehold, with an annual charge of approximately £120 per annum, paid quarterly. This charge covers general maintenance of communal areas.

### COUNCIL TAX BAND A

### EPC C

### LOW FEES, LOCAL EXPERTISE

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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.



