



**Located in a popular area of Workington**  
**The spacious lounge has plenty of light**  
**Conservatory to the rear offering versatile living**  
**The property has plenty of storage throughout**  
**Just a short walking distance to popular local schools and play park**

**Three well presented bedrooms**  
**The property boasts a separate dining room**  
**Kitchen is in good condition with utility area**  
**Bathroom is conveniently located on the first floor by the bedrooms**  
**Local convenience store, deli and post office all within easy walking distance**

Welcome to this charming 3-bedroom property, situated in the heart of the popular Moorclose area in Workington. This deceptively spacious home boasts a prime location with plenty of amenities just a stone's throw away - from the convenience store to the local deli and takeaway, everything you need is within easy reach. St. Gregory's Primary School, a well-respected school, is just a short stroll away, perfect for families with young children. And let's not forget the nearby play park, ideal for some outdoor fun for the little ones.

Step inside and you'll find a cosy lounge flooded with natural light, a separate dining room for entertaining guests, and a conservatory at the rear that extends your living space and opens up to the rear garden. The kitchen is in good condition with a convenient utility area, while the three well-presented bedrooms, including two spacious doubles, offer ample accommodation for a growing family. And for your convenience, there is no shortage of storage space throughout the property, ensuring everything stays neat and organised.

Outside, the front garden greets you with a well-maintained lawn, surrounded by a wall with gated access and a central path leading to the front door. The rear garden, securely walled for privacy and safety, features a decking area, a neat lawn for outdoor play, and a handy shed for storing your garden tools. Don't miss out on the opportunity to make this inviting property your new home sweet home!



## TENURE

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

## COUNCIL TAX BAND A

## EPC D

## LOW FEES, LOCAL EXPERTISE

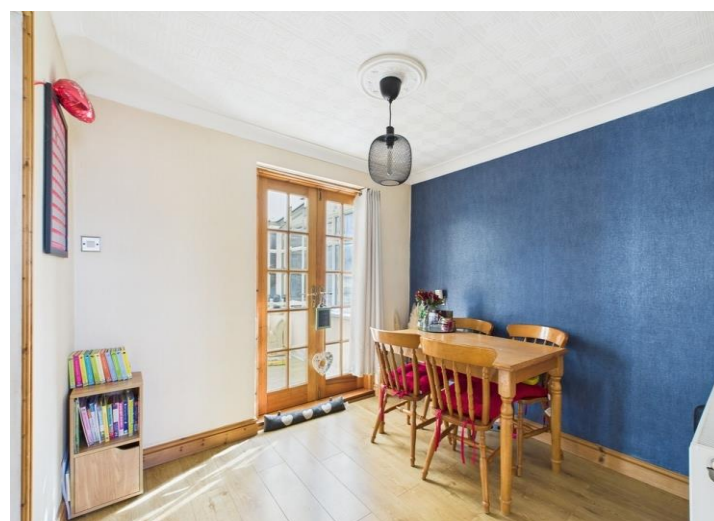
We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown 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.

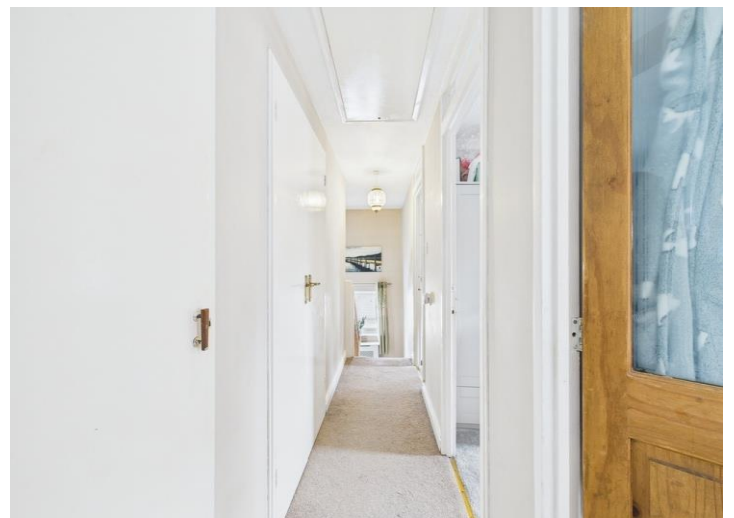
## MORTGAGES

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.





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)





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1023.09 ft<sup>2</sup>

Reduced headroom

1.6 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360