



**Recently redecorated offering light and neutral décor**

**Large, open plan lounge and diner**

**Two spacious rooms both with built in wardrobes**

**Offers good value for money**

**Walking distance to Workington town centre**

**Offered for sale with no forward chain**

**Well maintained kitchen and modern bathroom suite**

**Good sized yard to the rear**

**Ideal for a first time buyer, couple or perhaps a investor**

**Several schools are just a short walk away**

Welcome to this delightful 2-bedroom terraced house located in a convenient spot just a stone's throw away from Workington town centre. With its recent redecoration, this home boasts a fresh, light, and airy feel throughout, making it a welcoming space to call your own.

Upon entering, you are greeted by a spacious, open-plan lounge and diner - perfect for entertaining friends or relaxing with family.

The neutral décor provides a blank canvas for you to add your personal touch and create a cosy atmosphere that feels like home.

The well-maintained kitchen is just off the dining area and offers plenty of storage and workspace for all your culinary adventures. The modern bathroom suite is a relaxing haven where you can unwind after a long day, with its modern fixtures and soothing colour palette.

Both bedrooms are generously sized and come complete with built-in wardrobes, ensuring you have ample storage space to keep your belongings organised. The rooms are flooded with natural light, creating a bright and cheerful ambience that fills the entire house.

To the rear of the property, you'll find a good-sized yard that offers the perfect spot for enjoying a morning cup of coffee or hosting a summer barbeque.

This outdoor space provides a private retreat where you can relax and soak up the sunshine in peace.

This property is offered for sale with no forward chain, making it an attractive option for first-time buyers, couples, or investors looking for a hassle-free purchase. Its good value for money and prime location within walking distance to Workington town centre.

For families with children, several schools are conveniently located just a short stroll away, including Victoria Junior School and Victoria Infant and Nursery School. This proximity to educational facilities adds to the appeal of this property for those looking to settle down and lay down roots in a family-friendly neighbourhood.

In summary, this charming, terraced house offers a blend of comfort, convenience, and affordability that is hard to beat. With its modern amenities, central location, and inviting living spaces, this home is sure to capture the hearts of those seeking a place to call their own in the heart of Workington. Don't miss your chance to make it yours and start creating unforgettable memories in this lovely abode.



## **Selling with First Choice Move**

First Choice Move began in 2010 from humble beginnings—from a kitchen table in Egremont. Built on family values, hard work, and a passion for property, we have grown to become the largest estate agency in West Cumbria. As a family-run business, we believe in combining traditional estate agency values with the very latest marketing techniques to ensure every property gets maximum exposure. From high-quality photography, 3D tours, drone photography, videos and professional floorplans to online advertising and social media campaigns, we use a tailored approach to attract the right buyers. Our commitment to excellence has earned us multiple national, industry-recognised awards, a testament to our dedication to delivering outstanding service and results. We are more than just an estate agency—we're a trusted partner for buyers and sellers across West Cumbria, combining innovation with personal service to help you move with confidence.

## **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

Approximate total area<sup>®</sup>  
784.79 ft<sup>2</sup>



Floor 1

(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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