



Beautifully refurbished traditional terraced home

Offered for sale with no forward chain

Two generous reception rooms

Stunning brand-new Graphite kitchen

Stylish newly fitted first-floor bathroom, plus additional ground floor shower room

Three beautifully presented bedrooms

Sought-after village location

Ideal for first-time buyers, couples and families

Lovely original features with high ceilings, cornice and original fireplace to the rear bedroom

Walking distance to local amenities and popular schools

Offered for sale with no forward chain, this stunning three bedroom property in Seaton has undergone a complete transformation and is finished to a high standard throughout. Ideal for anyone who likes traditional properties with a modern twist. Finished with classic white decor ready for the new owners to add their own touches, with a stunning a brand-new Graphite kitchen, and boasting a brand-new first-floor bathroom, and ground floor shower room. The property is located in the popular sought-after village of Seaton on the outskirts of Workington. This area has long been popular with families, and is within easy reach of local amenities, including shops, post office, and pharmacy. The popular Seaton primary School is also within walking distance, and the nearby town of Workington is just a few minutes drive away. On entering the property, you will find yourself in the vestibule and entrance hall with high ceilings and lovely original corbels, the hall provides access into two light and spacious reception rooms offering versatile space. The stylish modern kitchen is located at the rear of the property and boasts integrated appliances, and ample space for table and chairs if required. To the rear of the kitchen is a useful rear hall space, with built-in worktop, providing access into the stylish modern ground floor shower room. To the first floor there are three immaculate bedrooms, finished with tasteful modern décor and new carpeting, the family bathroom with modern white suite has contrasting Matt black fixtures. Externally the property is set back from the road with a low maintenance gravelled garden which is walled around, the rear of the property benefits from a detached garage and large rear garden. Viewing is essential to appreciate not only the location but finish of this lovely property.

ACCOMMODATION

Entrance hall

On entering the property you are immediately greeted with a high standard of finish giving a glimpse to the rest of the property. The high ceilings and original corbels and cornice are a lovely touch and there is a useful, separate vestibule with a uPVC double glazed door leading out onto the front of the property, with a uPVC double glazed top light. The neutral décor is complemented by the grey oak effect flooring, and contrasting black balustrades to the stairs. There is a radiator, and doors lead into the reception rooms.



Lounge

The light and airy lounge has a neutral palette, freshly decorated with new carpeting and a modern, glass fronted, log effect electric fire set into the chimney breast. The two uPVC double glazed windows, which overlook the front of the property, have a lovely curved architectural top and the high ceilings have original cornice. There is connections for a TV and a radiator.



Dining room

The generously proportioned dining room would also make a fantastic sitting room or lounge space, to the rear of the room is a uPVC double glazed window with large, angled uPVC top light, which floods the space with natural light and bounces off the fresh, modern décor. There is grey oak effect flooring and to the chimney breast, there are wall mounted electric sockets, ideal for housing a wall mounted TV. There is a radiator, and the dining room provides access into the kitchen.

Kitchen

The brand-new, stylish kitchen has a range of Graphite wall and base units, with contrasting marble effect work surfaces and matching up stands. For convenience the kitchen benefits from a range of integrated appliances, including a fridge freezer, a dishwasher, an electric oven and a sleek, glass electric hob with marble tiled splash back and stainless steel extractor hood above. There is plumbing for a washing machine below and the stainless steel sink and drainer unit with mixer tap, is set below one of the two uPVC double glazed windows which overlook the side of the property. The kitchen features a useful, under stairs storage cupboard, a radiator, ceiling spotlights, and oak effect flooring. Provides access into the rear hall.



Rear hall

This useful space has been fitted with a worktop, with marble effect splash back and electric sockets below, making it an ideal space for a tumble dryer. There is a radiator, laminate flooring and a uPVC double glazed door with frosted glass which leads out onto the rear garden. Provides access into the downstairs shower room.

Shower room

The stylish suite comprises of a corner shower cubicle, with sliding curved glass doors and mixer shower, finished in matte black, with both rainfall and jet showerhead attachments and contemporary, modern PVC panelled surround. The high gloss vanity unit incorporates a hand wash basin, with matte black mixer tap and marble effect splash back and there is a push button flush toilet. The shower room benefits from a black, towel heating radiator, extractor fan, ceiling spotlights, wood effect flooring and a uPVC double glazed window with frosted glass.

First-floor landing

The first floor landing has immaculate, white décor with contrasting black balustrades to the staircase and a useful built-in storage cupboard which also houses the combi boiler. There are ceiling spotlights, a radiator and provides access into three bedrooms and the bathroom.

Master bedroom

Located at the front of the property, this generously proportioned double bedroom features two uPVC double glazed windows which overlook the front of the property, a radiator and immaculate modern décor, with contrasting carpeting.

Bedroom two

A second well proportioned and beautifully presented double bedroom which features a decorative, original cast iron fireplace set into the chimney breast. There is a uPVC double glazed window which overlooks the rear garden, with a radiator below and modern, neutral décor.

Bedroom three

Located at the rear of the property, this single bedroom has fresh, immaculate décor, a radiator and a uPVC double glazed window which overlooks the rear of the property.



Bathroom

The stylish bathroom features a bath, with matte black waterfall mixer tap, and handheld shower attachment, a pushbutton flush toilet and a vanity unit with hand wash basin, matte black mixer tap, and storage below. The bathroom benefits from contemporary, marble effect wall panelling, a black towel heating radiator, an extractor fan and a uPVC double glazed window with frosted glass.

Externally

To the front, the property is set back from the road by a walled garden area, which is laid with slate chippings, offering ease of maintenance. To the rear of the property, is a good size rear garden, offering excellent outside space and leads to a useful garage at the rear, which could provide excellent storage or off-street parking.

TENURE

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

COUNCIL TAX BAND A

EPC C

LOW FEES, LOCAL EXPERTISE

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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.





 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	 <p>Approximate total area⁽¹⁾ 1204.16 ft²</p>
 <p>Ground Floor Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>