



Offered for sale with no forward chain

Large open plan kitchen living and dining space to the rear of the property

Stylish, modern kitchen with breakfast bar

Convenient town centre location with local amenities on the doorstep

Lovely original features including high ceilings, original cornice and corbels

Contemporary modern first-floor bathroom plus ground floor shower room

Ideal for first-time buyers, couples and families alike

Three good size bedrooms

Offered for sale with no forward chain is this deceptively spacious, traditional terraced home, ideal for first-time buyers looking to get onto the property ladder, couples, or perhaps someone looking to downsize. Unlike most terraced properties, this one features a large, open plan kitchen diner and living space, as well as a second reception room. Positioned on a popular street, the property is just a stone's throw to Workington town centre and will be ideal for anyone who works, shops or socialises in the town. The property has plenty of space with three bedrooms and two bathrooms. On entering the property, you can appreciate the charm and character, with high ceilings, original cornice and corbels to the hallway from here there is access into a lovely lounge with original panelling surrounding the arched windows. To the rear of the ground floor, the space has been opened up to accommodate a light and spacious living area, with patio doors which is open to a stylish, modern kitchen. To the rear of the ground floor, there is a recently updated shower room, and a useful storage area also accessed from the kitchen space. To the first floor, there are three double bedrooms and a second stylish bathroom with vanity unit. Externally, the property has a low maintenance rear yard accessed through patio doors of the living area, making this a great space for entertaining friends and family. Viewing is essential to appreciate the accommodation and convenient location of this lovely traditional home.

ACCOMMODATION

Entrance vestibule

Entered through a modern composite door with frosted glass panel the vestibule has high ceilings with original cornice and open access into the inner hallway.

Inner hall

The well presented entrance hall has beautiful high ceilings, with feature wallpaper, original cornice and corbels, grey wood effect laminate flooring and a radiator. There are stairs to the first floor and access into the first reception room and open plan living space.

Reception room one/lounge

This versatile front reception room has some lovely original features including arched, uPVC double glazed window surrounded by lovely, original wood panelling. There are high ceilings with original cornice and picture rail, TV connections and a radiator.

Open plan kitchen diner/living area

To the rear, the property has been opened up to create a fantastic open plan kitchen dining and living area. To the living area there is a useful, under stairs storage cupboard, a radiator and TV connections. There is a uPVC double glazed patio door, with matching full height side windows and skylight window which flood the space with natural light. The kitchen area is separated by a breakfast bar and has a range of stylish, high gloss grey wall and base units, with contrasting work surfaces. There is an integrated washing machine which sits below the stainless steel sink and drainer unit, with built-in electric oven and black glass hob, set into the worktop, with stainless steel and curved glass extractor hood above. The whole space has wood effect flooring running throughout and there is a radiator and ceiling spotlights. Provides access into the ground floor shower room.

Shower room

The stylish modern shower room incorporates a vanity unit with concealed cistern toilet with mounted flush and ceramic hand wash basin, with storage below and mixer tap. There is a corner shower cubicle, with mixer shower with large, rainfall showerhead, contemporary fully tiled walls and tiled flooring. The bathroom features an anthracite towel heating radiator, extractor fan, ceiling spotlights and panels and a uPVC double glazed frosted glass window.



Real hall

Provides access out onto the road, this is an ideal bin store with corrugated roof, stainless steel sink and water supply.

First-floor landing

The first floor landing provides access into three bedrooms and the bathroom.

Bedroom one

A good size double bedroom with tasteful décor, decorative coving, a radiator and a uPVC double glazed window which overlooks the front of the property.

Bedroom two

The second double bedroom has decorative coving and a uPVC double glazed window which overlooks the rear of the property with a radiator below.

Bedroom three

A third good size double bedroom with a uPVC double glazed window overlooking the front of the property and a radiator.

Bathroom

The contemporary modern bathroom has a bath with mixer tap, a modern, built-in vanity unit which incorporates a concealed cistern toilet and a ceramic, hand wash basin with mixer tap and storage cabinet below. The bathroom features stylish, fully tiled walls and flooring, ceiling spotlights and panels, an anthracite vertical radiator and a uPVC double glazed window with frosted glass. There is also loft access.

Externally

From the living area, there are patio doors which lead out onto a low maintenance rear yard.

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

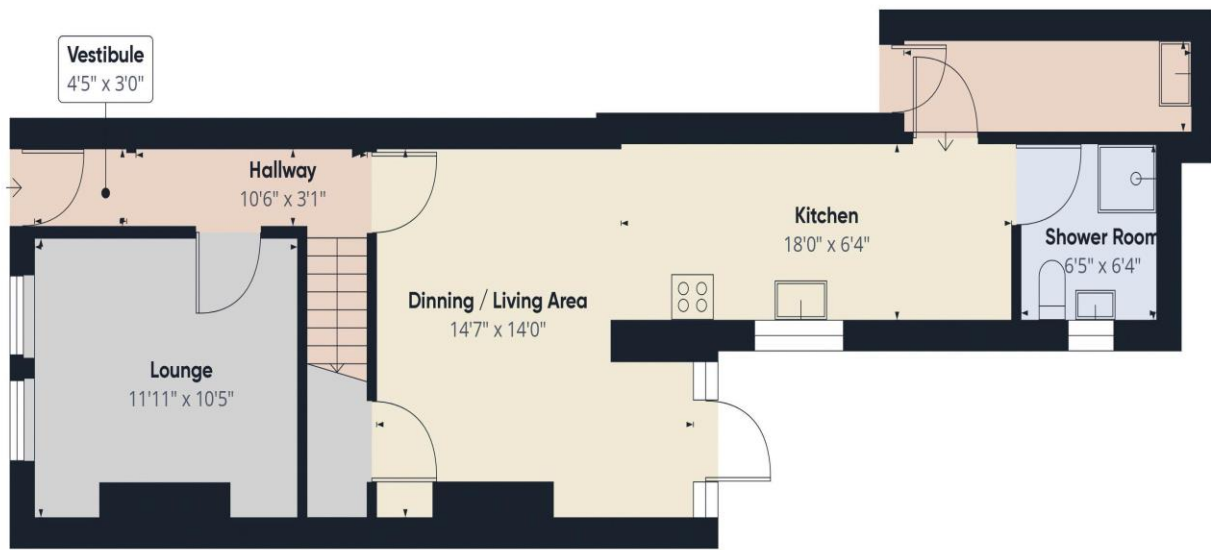
Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including 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.

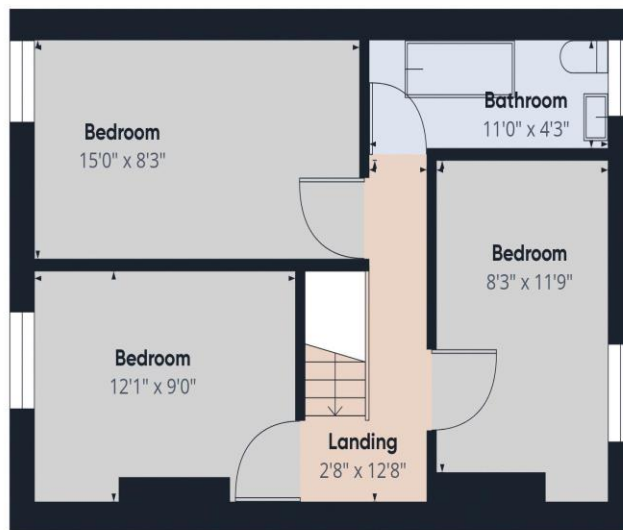




Ground Floor



Approximate total area⁽¹⁾
992.22 ft²



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.

GIRAFFE360