



**Offered for sale with no forward chain**

**Well presented property set over three floors**

**Good sized kitchen**

**Large, family bathroom to the second floor**

**Close to popular local schools**

**Deceptively spacious, traditional terraced home**

**Spacious, dual aspect lounge diner**

**Property benefits from three bedrooms**

**Low maintenance rear yard**

**Easy walking distance to the town centre**

Offered for sale with no forward chain is this deceptively spacious terraced home, set over three floors. Located on a quiet residential street, just a stone's throw from Victoria Jr School, and Workington town centre, with the train station just a ten minute walk away, and Vulcans Park can be reached in less than five minutes. The relatively new convenience store located on Harrington road, is also just around the corner, just a two minute walk away. The property would be an ideal purchase for first time buyers, couples or with its three bedrooms, would also suit a family. Stepping inside, the vestibule leads to the spacious, dual aspect lounge diner, with central stairs to the first floor. From here there is access to a good sized galley kitchen. To the first floor, the landing leads to two generously sized double bedrooms and continues up to the second floor. To the second floor there is a third bedroom, with under eaves storage and skylight window and the large, family bathroom, with exposed ceiling beam. Externally, to the rear there is a low maintenance L-shaped rear yard, with outside tap and gated access to the lane. Viewing is essential to appreciate the potential on offer.



## ACCOMMODATION

### Vestibule

Entered through a uPVC door, with patterned glass and a frosted top-light, the vestibule benefits from wood effect flooring, dado rail, and leads through to the spacious lounge diner.

### Lounge diner

The dual aspect lounge diner is flooded with natural light from the uPVC double glazed windows at either end of the room. There is decorative coving, a dado rail, and two built-in cupboards which house the meters. Central to the room there are open stairs to the first floor, and to the dining area there is a feature, coal effect fire, set on a marble hearth, with matching insert and decorative surround. There is plenty of warmth provided by two radiators at either end, double doors open up to the kitchen.



### Kitchen

The kitchen has a range of wood wall and base units, with contrasting black work surfaces, and tiled splash backs. A stainless-steel sink with mixer taps, and draining board is set below a large, uPVC double glazed window, that looks out onto the rear yard. There is space and plumbing to house a washing machine, and space for a freestanding tumble dryer, oven, and fridge freezer. The kitchen has tile effect flooring, part tiled walls and radiator. The kitchen is also where you will find the Worcester combi boiler, with a door to the rear yard.



### First floor landing

Here you will find a dado rail, and the landing provides access to two double bedrooms, and open stairs to the second floor.

### Bedroom one

Situated at the front of the property there is a large uPVC double glazed window looking out over the front, with a radiator below.

### Bedroom two

The second bedroom is located at the rear of the property and has a dado rail, a radiator, and a uPVC double glazed window looking out over the rear yard.

### Second-floor landing

The landing has a dado rail, a ceiling rose, and a large, built in storage cupboard. Provides access to the third bedroom, and the family bathroom.





### Bedroom three

The third bedroom has an exposed ceiling beam, and a skylight window. The room benefits from a radiator, and under eaves storage.

### Family bathroom

This spacious family bathroom has a bath, with electric shower above, and a glass screen, a pedestal sink with mixer taps, and a tiled splash back, and a toilet. The bathroom benefits from an anthracite towel heating radiator, wood effect flooring, part tiled walls, exposed ceiling beam, and a skylight window.

### Exterior

To the rear of the property there is a good sized, L-shaped yard with gated access to the rear.

### TENURE

We have been informed by the vendor the property is freehold

### COUNCIL TAX BAND A

### EPC D

### LOW FEES, LOCAL EXPERTISE

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## MORTGAGES

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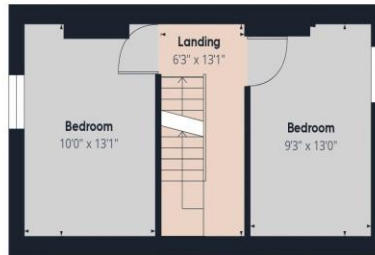
## NOTE

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.





Ground Floor



Floor 1



Floor 2



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

926.23 ft<sup>2</sup>

Reduced headroom

47.22 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 are based on RICS IPMS 3C standard.

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