



**The property is offered for sale with no forward chain**

**Located in the ever popular area of Stainburn**

**The modern kitchen is in excellent condition**

**The family bathroom is conveniently located by the bedrooms**

**Ideal home for first time buyers, couples and families**

**Well presented throughout and ready to move into**

**Bright and airy lounge with wood effect flooring**

**All three bedrooms are well presented**

**Pleasant front and rear gardens**

**The property also benefits from off-street parking and a garage**

Tucked away in the sought-after Stainburn area of Workington, this inviting property is the ideal family home. Boasting three well-presented bedrooms and a family bathroom conveniently situated on the second floor, this home is ready to move into with no forward chain.

Located just on the outskirts of the town centre, this home offers easy access to the nearby towns of Whitehaven and Cockermouth via the A66. Popular schools are within walking distance, making the morning school run a breeze.

For those who enjoy the great outdoors, Curwen Park is just a leisurely 5-minute stroll away, offering picturesque walks along the River Derwent.

Step inside and discover the light-filled lounge that offers a welcoming space to unwind after a long day. The stylish kitchen is a chef's dream, featuring integrated appliances and room for a breakfast table and chairs.

With two spacious double bedrooms alongside a third well-proportioned bedroom, this property provides ample living space for a growing family.

Outside, the front lawn is adorned with mature shrubs, adding a vibrant touch of colour. The rear garden is a true gem, offering a private oasis with a sunny patio and lawn area, perfect for outdoor gatherings or relaxation. Securely fenced all around, this space is ideal for families with children or pets.

Parking is a breeze with off-road parking leading to a handy garage, providing both convenient storage or off-street parking.

Don't miss the opportunity to make this charming property your new home sweet home in Workington's desirable Stainburn neighbourhood.



## 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.







