



Offered for sale with no forward chain

Well-presented ready to move into ground floor flat

Sought after popular village location, on the outskirts of Workington

A spacious well-presented open plan lounge diner

Two good size bedrooms, both are boasting fitted wardrobes

Patio doors from the master bedroom, lead out onto the rear garden

Low maintenance enclosed gardens, with decking to the rear

Separate garage nearby, also offering off-road parking

Offered for sale with no forward chain is this well presented and tastefully decorated two-bedroom ground floor flat which boasts front and rear gardens and separate garage. Nestled in a quiet cul-de-sac in the popular suburb of Stainburn on the outskirts of Workington, this is an ideal property for first-time buyer, couples or perhaps someone looking to downsize.

The area offers easy access to the amenities of Workington town centre which is just a few minutes' drive, and provides excellent access to Whitehaven, Cockermouth, and the surrounding Lake District, via the A66. Entering the property, you will find yourself in a spacious hallway, with built-in storage, and access into a large lounge diner, which leads through to a contemporary kitchen. There are two bedrooms which both boast fitted wardrobes, and the master has uPVC double glazed patio doors, which lead out onto the rear garden.

Unlike other properties in the area, this property owns both the front garden and rear gardens which are a good size, with a decking area and gated access. The property also benefits from a separate garage nearby, offering off-road parking if required. Viewing is essential to appreciate this lovely ground floor property.

ACCOMMODATION

Entrance hall

The entrance hall has plenty of storage with two storage cupboards. Entered through a uPVC double glazed door which is entered from a handy covered lane to the side of the property. With grey wood effect laminate flooring, a radiator. With access into the bedrooms, a shower room and lounge.

Lounge diner

A spacious open plan lounge diner with a feature electric fire set into a modern suite with stone hearth and insert, and decorative wooden surround. A uPVC double glazed window looks out over the front of the property, and there is tasteful modern décor, finished with decorative coving to the ceiling, and a radiator, providing access into the kitchen.

Kitchen

The contemporary kitchen has a range of wood effect wall and base units with contrasting work surfaces, and modern Metro tiled splash backs. There is a stainless-steel sink and drainer unit with mixer tap, with plumbing for washing machine below, a built-in electric oven, with black glass electric hob, set into the worktop with stainless steel extractor hood above. With tile effect vinyl flooring, a uPVC double glazed window, which overlooks the front of the property.

Master bedroom

A lovely light and airy master bedroom which incorporates uPVC double glazed patio doors with uPVC full height side windows, which flood the space with natural light and lead out onto the decking at the rear of the property. There is a stylish vertical anthracite column style radiator, tasteful modern décor, wood effect laminate flooring, with useful built-in corner wardrobes, offering excellent storage.

Bedroom two

The second bedroom also benefits from built-in wardrobe with drawers and open shelving, with neutral white walls, a uPVC double glazed window which overlooks the rear garden, and a radiator.

Shower room

The contemporary modern shower room has a large walk-in shower cubicle, with panelled splash backs, a modern vanity unit incorporates a concealed cistern toilet, with mounted flush and hand wash basin with mixer tap, with part tiled walls, tiled flooring, and a chrome towel heating radiator.



Externally

A good size rear garden with gated access with decking to the rear of the property, and a well-maintained lawn which is fenced around. There is a pleasant front garden which is fenced around, and a separate garage just a short walk from the property, also providing off-road parking.

TENURE

We have been informed by the vendor the property is Leasehold.

Service charge Approx £120 per annum. This includes building insurance.

COUNCIL TAX BAND A

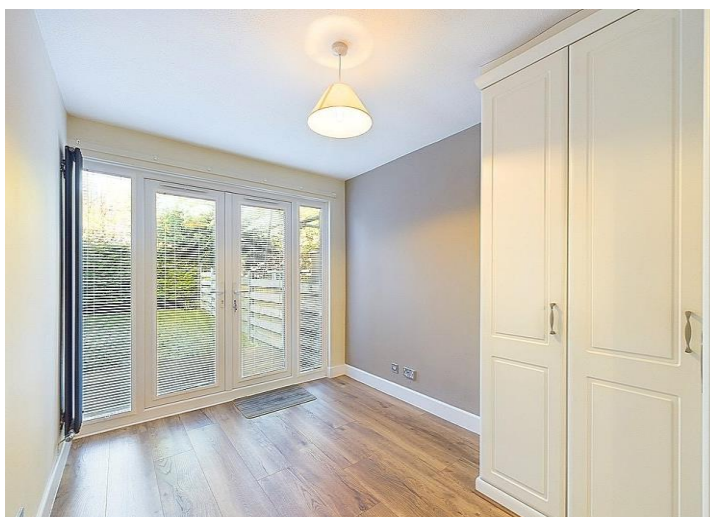
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LOW FEES, LOCAL EXPERTISE

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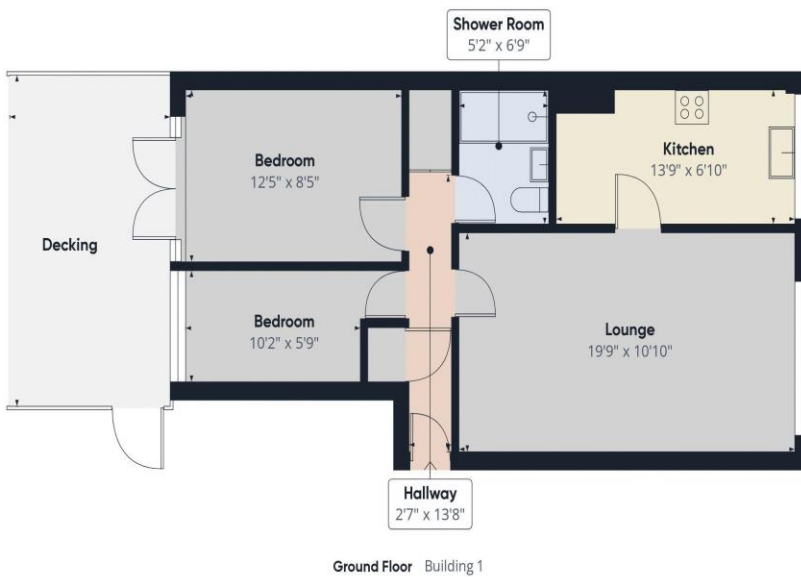
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NOTE

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.





Approximate total area^m
695.35 ft²

Balconies and terraces
154.79 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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