



Perfect for first time buyers, great value

Additional loft room - (Possible home office, games room)

Boasts a separate utility room

Walking distance to Workington town centre, and local schools

Situated in a popular residential area of Workington, Islay Place is a beautiful two bedroom home which has been lovingly cared for by its current owner. The property is much more than your average terraced house, with an additional loft room and separate utility.

The property is set back from the main road and is a stones throw from popular primary schools, and a short walk to the local secondary school. Workington town centre is within walking distance and offers a range of amenities. The property briefly comprises of, entrance vestibule, light and spacious lounge diner, modern kitchen and bathroom to the ground floor. To the first floor are two good size double bedrooms.

The property also has a useful loft space with Velux window, this room could be used as a home office, games room (the choice is yours). The outbuilding at the rear of the property is being utilised as a handy utility room, with plumbing for washing machine, the property also has an enclosed rear yard. This gem of a property would be ideal for first time buyers, or those looking to live close to the town centre. Viewing is highly recommended to appreciate this lovely home.

Two lovely double bedrooms

Modern kitchen with plenty of storage

Large, modern bathroom suite

Tasteful decor throughout, ready to move into

ACCOMMODATION

Vestibule

Entered through a black composite door, with tiled flooring and oak effect door leading into lounge diner.

Lounge diner

This spacious light and airy lounge diner is separated by stairs to first floor. To the dining area there is plenty of space for a table and chairs, a radiator, with the stairs leading to the first floor. The lounge area features a marble effect gas fire and surround, connection points, a radiator. Two double glazed uPVC windows that provide plenty of natural light, and access to the kitchen.

Kitchen

Beautifully presented modern kitchen with a range of light wood wall and base units with contrasting light work tops, with breakfast bar. A built-in electric oven, a gas hob, and a stainless steel extractor hood. Modern tiled splash backs, a stainless steel 1.5 sink and drainer, with mixer tap. A uPVC double glazed window, a radiator. Tile effect wooden flooring. Rear hall provides access to the bathroom and out into the rear yard.

Bathroom

Well-presented bathroom with light tiles and modern white suite, briefly comprising of toilet, a pedestal sink, with a bath and electric shower over, with a bi-fold glass screen. A uPVC double glazed window with frosted glass, an extractor fan, with panelled ceiling. Stairs leading to the first floor

Bedroom one

A good size double bedroom with decorative coving, neutral décor, a uPVC double glazed window, and a radiator. Provides access to a large loft space via pull-down ladder.

Bedroom two

The light and airy second double bedroom has decorative coving, neutral décor, a radiator, and a uPVC double glazed window. With connection points.

Loft room

A useful additional space, which could be used as a home office, games room (the choice is yours). Accessed via a pull-down ladder, this large space is carpeted and has a radiator, and a Velux window.



Utility

Situated in the outbuilding at the rear of the property is this useful utility room with built-in cabinets, plumbing for a washing machine, and space for a tumble dryer, stainless steel sink and drainer with mixer tap and vinyl flooring.

Externally

To the rear of the property is a gated yard

TENURE

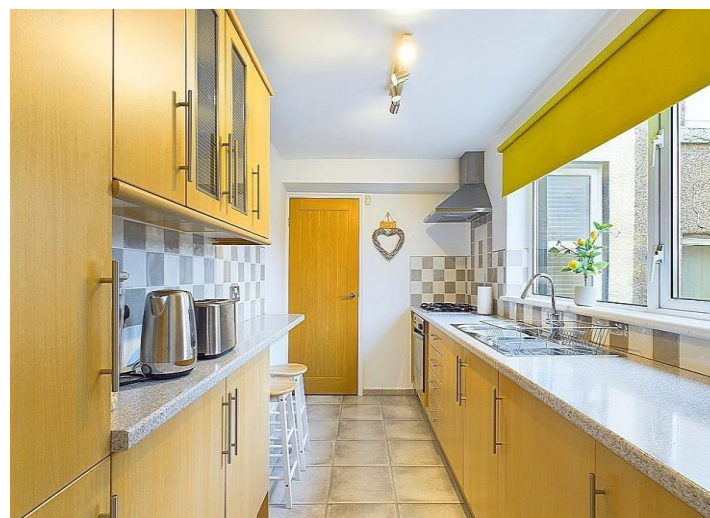
We have been informed by the vendor the property is Leasehold

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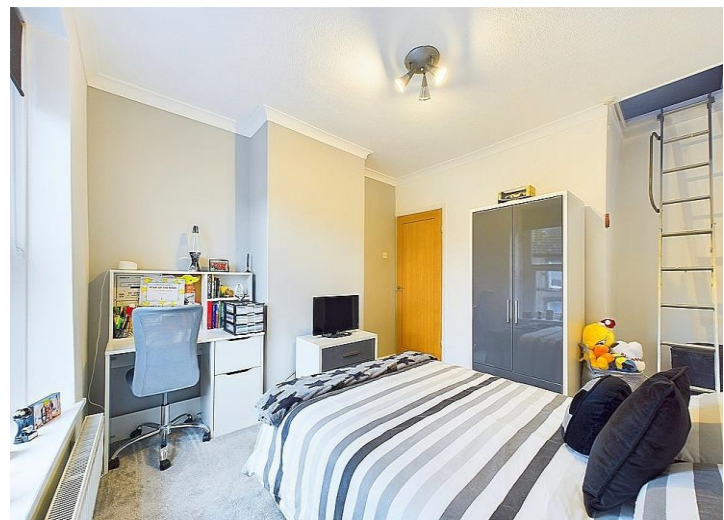
MORTGAGES

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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.





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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

874.35 ft²

Reduced headroom

58.14 ft²

(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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