



**Beautifully presented traditional terraced townhouse**

**Lovely open plan concept to the ground floor ideal for modern life**

**Convenient town centre location**

**Luxury four piece family bathroom with walk-in shower**

**Finished to a high standard throughout with tasteful modern décor**

**Stylish modern kitchen with integrated appliances and breakfast bar**

**Ideal for first-time buyers, couples or maybe someone looking to downsize**

**Good size low maintenance rear yard with gated access**

This beautifully finished traditional terraced home is immaculate throughout, with stylish modern touches and tasteful décor. Ideal for first-time buyers, couples or perhaps someone looking to downsize. The beautiful open plan concept of the ground floor is ideal for modern living. The property is located just a short walk to Workington town centre and provides easy access to the town's wide range of shops and amenities and is also walking distance to the train and bus stations as well as popular local schools.

Within the property there is a useful vestibule which opens up to a lovely, light and airy dining space, which in turn is open to a beautifully presented lounge, with the breakfast bar separating the lounge and stylish modern kitchen to the rear. To the first floor, the luxury, four piece bathroom is certainly eye-catching and is conveniently located by the two well presented double bedrooms. Externally there is a good size, enclosed low maintenance rear yard with gated access and plenty of space for table and chairs, ideal for entertaining friends or family. To fully appreciate the beautiful finish of this home and the convenient location call today to book a viewing.



## ACCOMMODATION

### Entrance vestibule

Entered through a modern composite door with double glazed frosted glass and frosted top panel the vestibule has laminate flooring and a modern panelled glazed wooden door leading into the dining area.

### Dining area

The beautifully presented light and airy dining space benefits from a TV point, laminate flooring, a radiator and a uPVC double glazed window to the front of the property. The space is open to the lounge area with a central staircase running between the two with chrome balustrades to the staircase making a lovely feature.



### Lounge

The immaculate lounge continues with the tasteful modern decor and has laminate flooring with a feature area of carpet. There is a TV aerial point, satellite point, useful under stairs storage, a radiator and a uPVC double glazed window which overlooks the rear of the property. The lounge is open to the kitchen area and the areas defined by a stylish breakfast bar.



### Kitchen

The stylish modern kitchen is finished to a high standard and incorporates a range of high gloss, white wall and base units, with contrasting worktop with matching up stands and breakfast bar. There is a built-in electric oven, separate electric hob with stainless steel splash back and stainless steel curved glass extractor hood above. The kitchen boasts integrated appliances which includes a fridge freezer, dishwasher, and washing machine. There is a composite sink with draining board and mixer tap, ceiling spotlights, dual wine racks, a designer column radiator and modern laminate flooring. A uPVC double glazed window provides plenty of natural light and a half-glazed uPVC door leads out onto the rear yard.



### **First-floor landing**

The spacious landing area has power points, a radiator and provides access to both bedrooms and the bathroom.

### **Bedroom one**

Located at the front of the property, this spacious, light and airy double bedroom has a TV aerial point, a radiator and a uPVC double glazed window.

### **Bedroom two**

A second well proportioned and well presented double bedroom, with TV aerial point, a radiator, and a uPVC double glazed window.

### **Bathroom**

The luxury, high-end bathroom certainly catches the eye, with a modern suite which comprises of a bath with mixer tap set into a tiled surround, with handheld shower attachment, a walk-in shower cubicle, with shower control set into the stylish tiled surround and a toilet. A hand wash basin with mixer tap is set over a vanity unit, with matching mirrored cabinet above and additional wall hung storage cupboard providing excellent storage. The bathroom benefits from a large chrome heated towel rail, laminate flooring, an extractor, airing cupboard and a uPVC double glazed frosted glass window.

### **Externally**

To the rear, the property benefits from a generously sized L-shaped low maintenance rear yard, which has gated access and plenty of space for table and chairs.

### **TENURE**

We have been informed by the vendor that the property is freehold.

### **COUNCIL TAX BAND A**

### **EPC TBC**





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## MORTGAGES

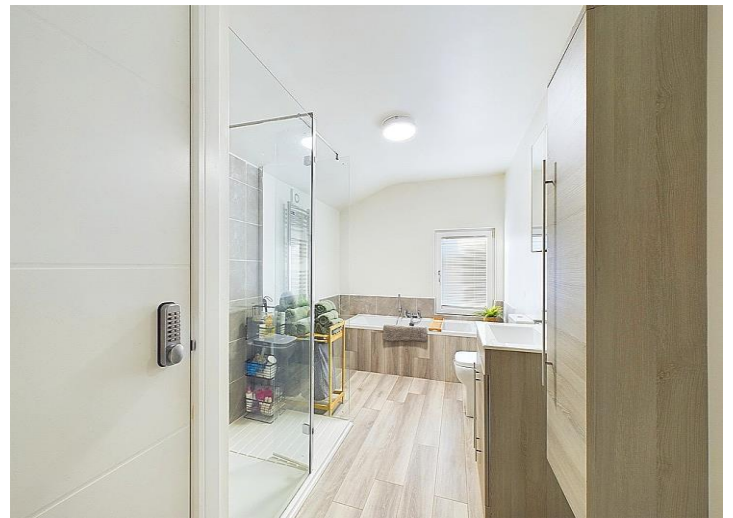
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## NOTE

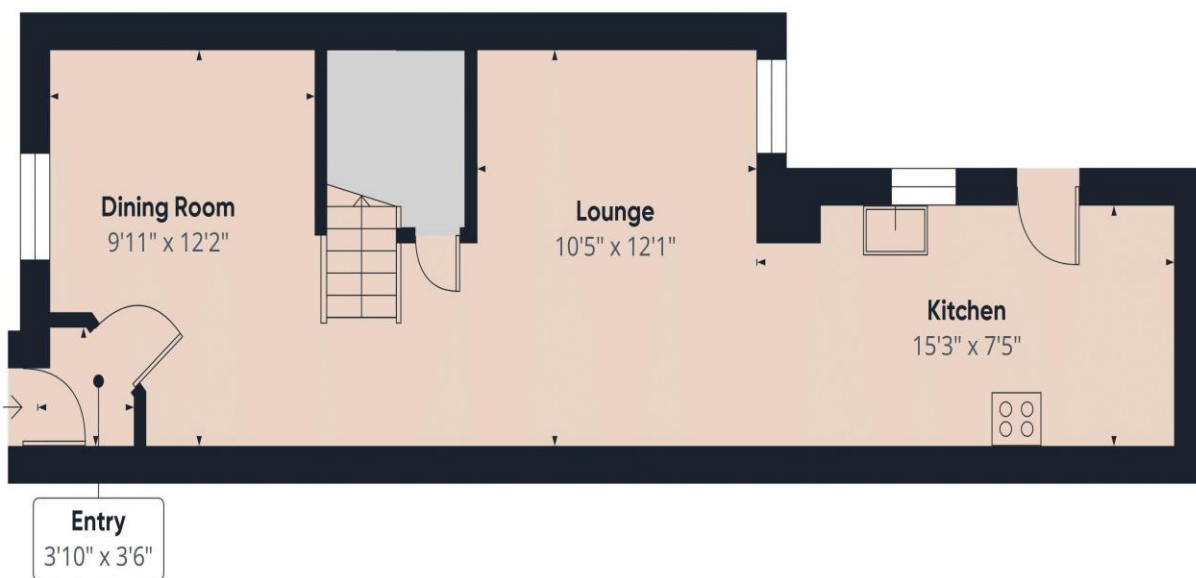
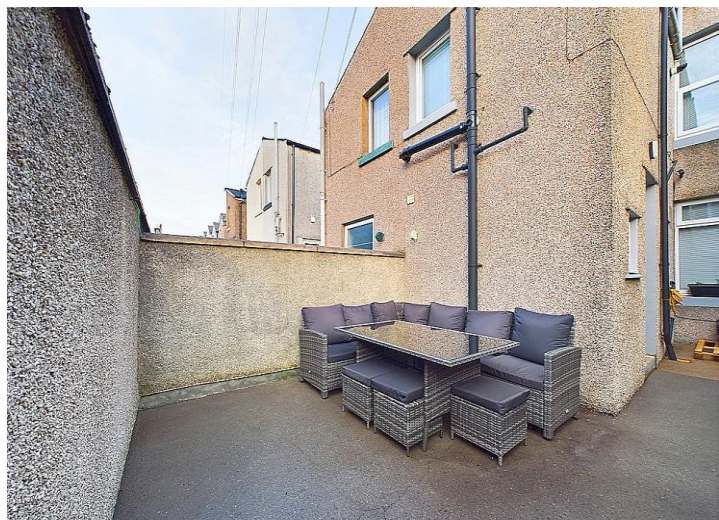
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.







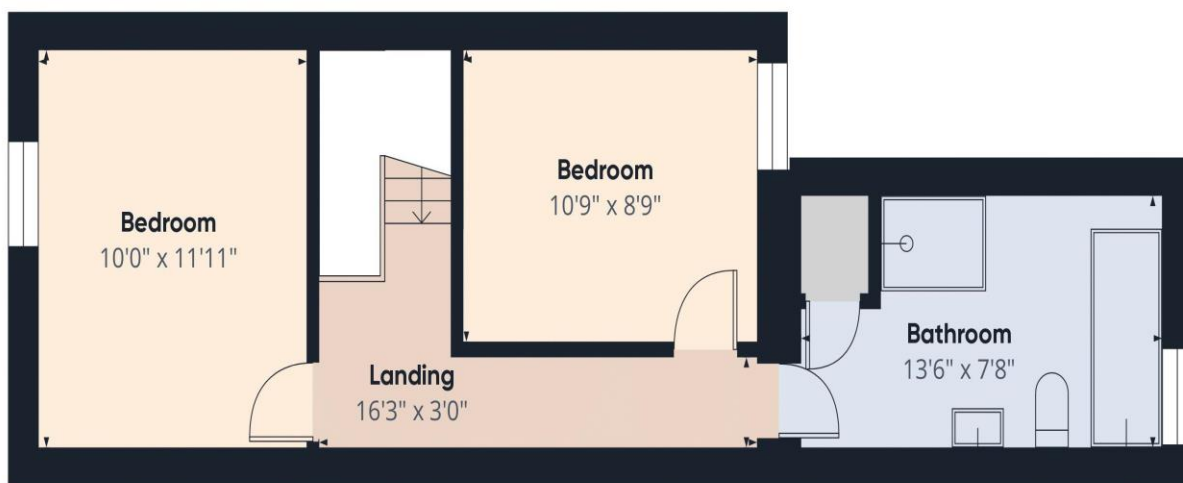




Ground Floor



Approximate total area<sup>®</sup>  
814.93 ft<sup>2</sup>



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 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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