



**A fabulous home offering plenty of space**

**Very spacious dining room could be a sitting room**

**Feature three lovely bedrooms, tastefully decorated with plenty of light**

**Good size "L" shaped yard to the rear**

**Walking distance to Workington town centre**

**Lovely lounge with multi fuel stove and bay window with bespoke shutters**

**Impressive, modern kitchen with integrated appliances**

**Stylish first floor bathroom suite**

**Plenty of kerb appeal with the attractive sandstone frontage**

**Numerous schools within easy reach**

Are you on the hunt for a new home that ticks all the boxes? Look no further! This delightful 3-bedroom terraced house is a real gem and is sure to steal your heart.

As soon as you step inside, you're greeted by a charming hallway with a beautiful original tiled floor that sets the tone for the rest of the property. The hallway leads you into the lovely lounge, where you'll find a multi-fuel stove perfect for creating a cosy atmosphere on those chilly evenings. The bay window with bespoke shutters floods the room with natural light, creating a warm and inviting space for relaxing or entertaining.

The dining room is incredibly spacious and could easily double up as a sitting room if desired, offering flexibility to suit your lifestyle. Whether you're hosting a dinner party or unwinding after a long day, this room is perfect for any occasion.

Prepare to be wowed by the impressive, modern kitchen which boasts integrated appliances and plenty of storage space for all your culinary needs. Cooking up a storm has never been easier in this stylish and functional kitchen. Upstairs, you'll find three delightful bedrooms, each tastefully decorated and flooded with light, providing a peaceful retreat at the end of the day. The stylish first-floor bathroom suite offers a relaxing space to unwind and refresh.

Outside, the property features a good-sized "L" shaped yard to the rear, perfect for enjoying those sunny days with a cup of coffee or hosting a BBQ with friends. The attractive sandstone frontage gives the property plenty of kerb appeal.

Situated within walking distance to Workington town centre, you'll have all the amenities you need right on your doorstep. Plus, with numerous schools nearby, including St. Joseph's Catholic High School, this property is ideal for families looking to put down roots in a friendly and convenient location.

Whether you're a first-time buyer, couple, or a family looking for a spacious and charming home, this property has it all. Don't miss out on the opportunity to make this house your own and start creating new memories in this wonderful space. Arrange a viewing today and start imagining the possibilities!



## 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.

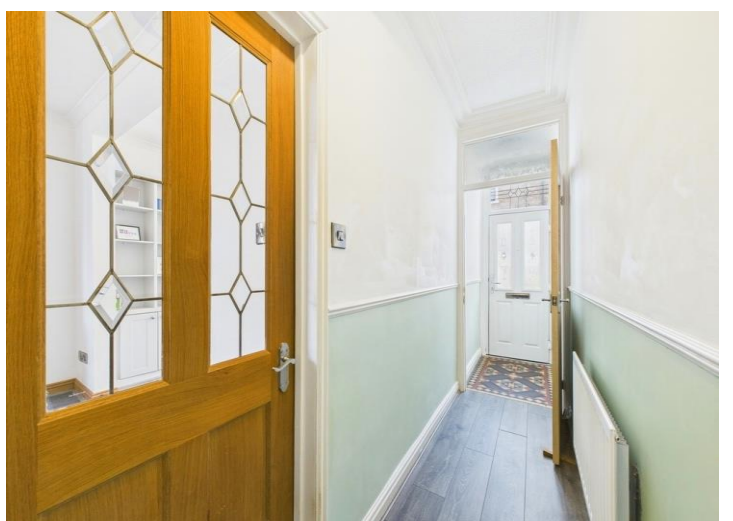
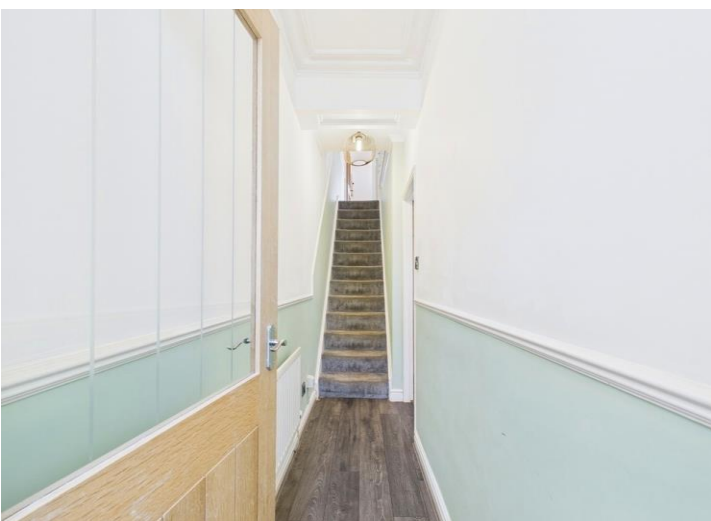
## Mortgages

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.

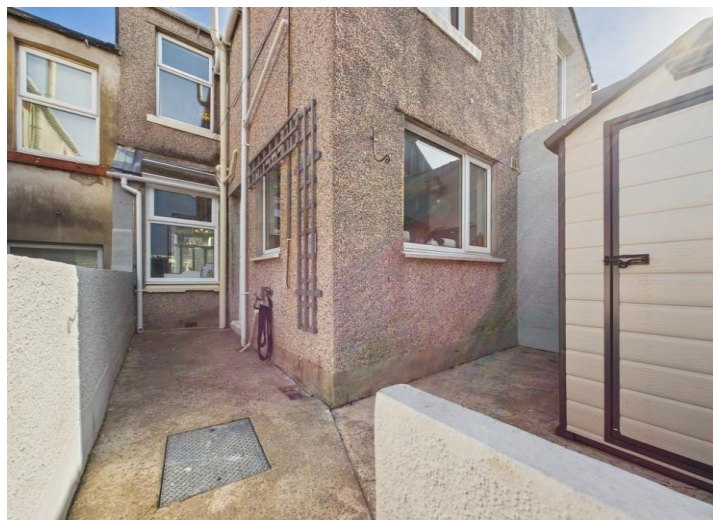
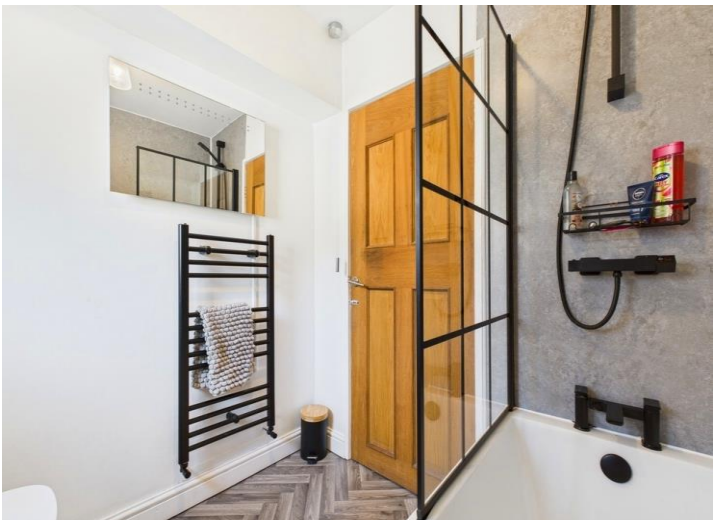


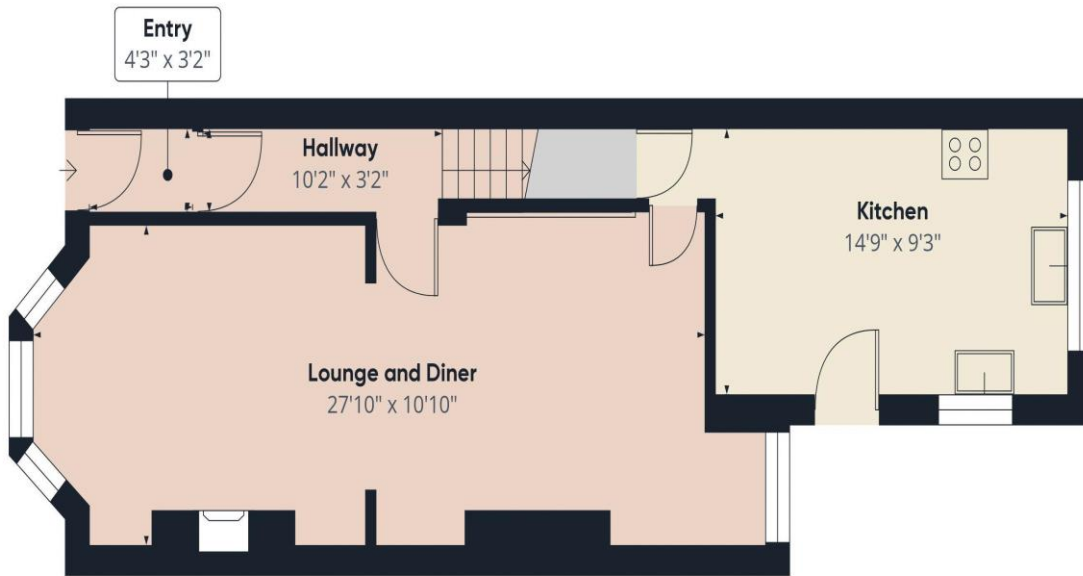




First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

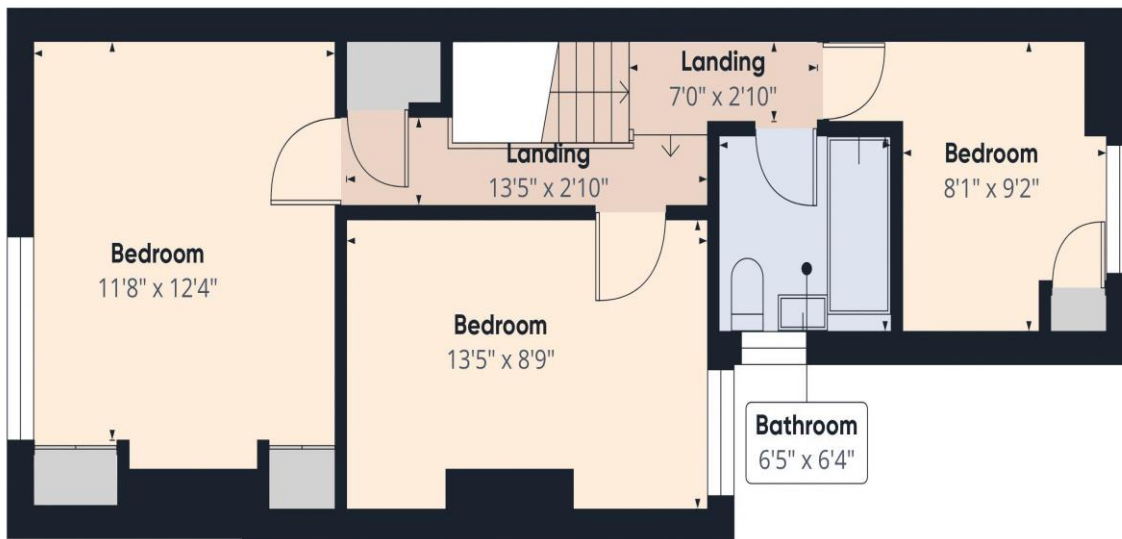
Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)





Ground Floor

Approximate total area<sup>(1)</sup>  
969.49 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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