



**The property offers excellent value for money for a four-bedroom home.**

**A spacious kitchen/diner room has been well-maintained and has lots of storage**

**There is ample space for a dining or breakfast table and chair set**

**Low maintenance garden and parking for two cars**

**Located just a few minutes walk to the Cumbrian coastline**

**The lounge offers plenty of style and modern living with eye-catching wood panelling.**

**French door open our to the garden**

**Boasts four bedrooms, perhaps one could be a home office**

**Centrally located between the nearby towns of Maryport and Workington,**

**The property benefits from being sold with no forward chain, making it a hasslefree move**

This fantastic 4 bedroom terraced house presents itself as an outstanding opportunity for those seeking modern and affordable living in a highly desirable location. Boasting an enticing blend of style, comfort, and practicality, this home is perfect for first-time buyers, couples, or families looking to settle down. Upon entering through the sleek UPVC door, you are welcomed into a bright and inviting space that grants access to the lounge and conveniently located downstairs WC. The lounge exudes contemporary charm with its chic wood panelling and provisions for a wall-mounted flatscreen TV, creating a visually appealing environment for relaxation and entertainment. The adjoining open plan kitchen and dining area is a culinary delight, featuring modern fixtures, ample storage options, and a generous worktop space perfect for meal preparations. French doors and a window not only flood the room with natural light but also offer seamless access to the rear garden, extending the living space outdoors.

Ascending to the first floor, a spacious landing leads to all four well-proportioned bedrooms, each offering versatility and comfort. The master bedroom is a tranquil retreat with elegant wood panelling, while the remaining bedrooms provide flexibility to accommodate a home office or dressing room as desired. The contemporary bathroom on this level is beautifully appointed with waterfall mixer taps, a bath, vanity, and a luxurious rainfall shower. Outside, the low-maintenance rear garden provides a serene escape with a patio area, garden shed, and secure fencing ideal for both children and pets. The property is further enhanced by off-road parking for two cars, ensuring convenience for residents. Situated just a brief stroll from the scenic Cumbrian coastline, residents can relish breathtaking views of the Solway Firth and Scotland. With easy access to the neighbouring towns of Maryport and Workington, as well as the convenience of a nearby primary school, this property offers a perfect blend of peaceful surroundings and urban amenities.

In summary, this meticulously maintained property is a testament to modern living, offering a harmonious balance of comfort, style, and practicality. Embrace the opportunity to own this charming residence with the added benefit of no forward chain, simplifying the transition to your new home. Don't miss your chance to make this delightful terraced house your home sweet home.



## ACCOMMODATION

### TENURE

We have been informed by the vendor the property is freehold

### COUNCIL TAX BAND B

### EPC C

### LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

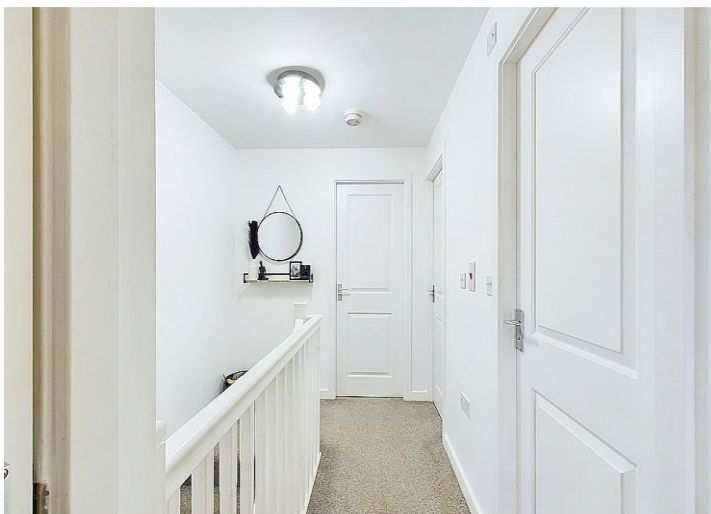
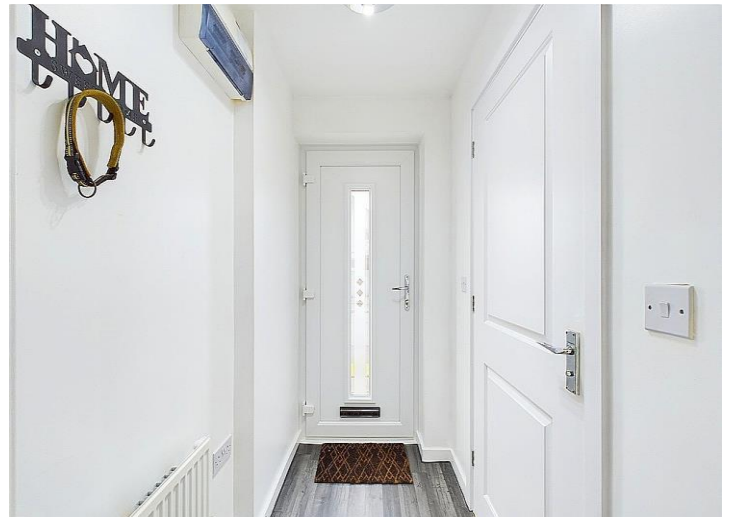
### MORTGAGES

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 remortgaging 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.

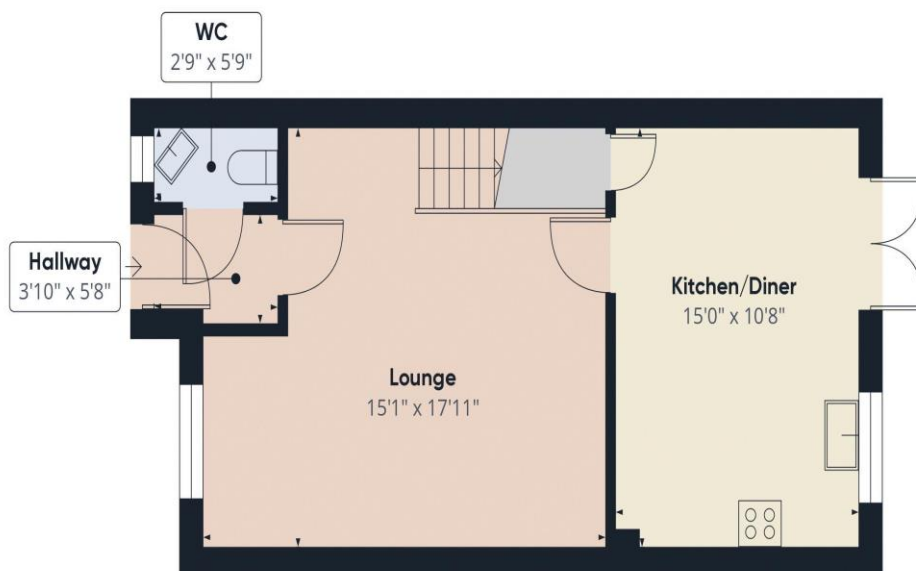
### NOTE

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.

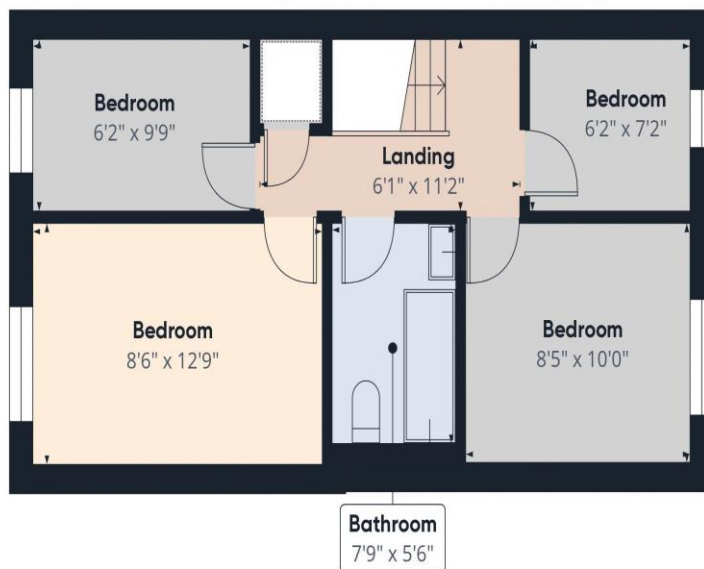








Ground Floor



Floor 1



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

(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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