



Beautifully presented traditional terraced home

Two immaculate well presented reception rooms

Large bathroom, with modern four piece suite

Convenient location on a quiet street, on the outskirts of the town centre

Perfect for first-time buyers, couples or perhaps someone looking to downsize

Stylish modern kitchen

Two generously proportioned double bedrooms

Easy walking distance to local schools and amenities

This beautifully presented immaculate traditional terraced home has undergone a complete transformation in recent years, with a stylish new kitchen, large bathroom, and tasteful neutral décor throughout. The property is located on a popular residential street on the outskirts of Workington town centre, which is within easy walking distance, making it a convenient location for anybody who works or spend time in the town centre.

There are popular local schools just a stone's throw away, and a handy convenience store. The accommodation set over two floors, is light and deceptively spacious, with an entrance vestibule which leads to a versatile front reception room which is currently dressed as a dining space. There is a beautifully presented lounge, and stylish modern kitchen to the rear of the ground floor where you will find a generously proportioned family bathroom, which incorporates a four piece suite, with a large walk in shower. To the first floor there are two immaculately presented and tastefully decorated double bedrooms, which are well proportioned light and spacious.

Externally the property benefits from solar panels and a low maintenance rear yard, which benefits from gated access. Viewing is highly recommended to appreciate not only the finish on this lovely home but it's convenient location.

ACCOMMODATION

Entrance vestibule

Entered through a modern uPVC double glazed door with frosted patterned glass panels, the entrance vestibule has decorative coving to the ceiling, and grey oak effect laminate flooring, with internal door leading into the dining room.

Dining room

A beautifully presented light and spacious dining room, this versatile front reception room, would also make a great sitting room, or perhaps playroom, with tasteful modern décor, complemented by the grey laminate flooring, and decorative coving to the ceiling. A uPVC double glazed window which overlooks the front of the property, benefits from a radiator below, and finished with brushed nickel electric sockets. An internal door leads into the lounge.



Lounge

This stunning immaculately presented space, has wall mounted TV connection points, a uPVC double glazed window which overlooks the rear of the property, with a wall mounted vertical column style radiator. The room is finished with tasteful modern décor, with decorative coving to the ceiling, and brushed nickel electric sockets, and light fixtures. Benefitting from a useful under stairs storage cupboard.



Kitchen

A recently fitted stylish modern kitchen with a range of two-tone grey wall and base units with complementary marble effect work surfaces, with matching up stands, with glass display cabinets to the wall units. A stainless steel sink and drainer unit with mixer tap, with plumbing for a washing machine below, a built-in double electric oven, with a stainless steel gas hob, and extractor hood above with glass splash back, and an integrated fridge and freezer. A uPVC double glazed window looks out over the rear yard, and there is a stylish modern column style vertical radiator, with a neutral décor, and wood effect vinyl flooring, with panelling to the ceiling. An internal door leads into the rear hall.

Rear hall

This useful space has been fitted with a worktop, with space for a tumble dryer below, with fitted wall unit for additional storage, and marble splash back, with wood effect vinyl flooring. A uPVC double glazed door with frosted glass which leads out to the rear yard, and access into the bathroom



.Bathroom

The contemporary modern bathroom is generous in size and incorporates a four piece suite, with a large walk in shower cubicle, finished with matt black fixtures, with an electric shower, a pedestal sink and toilet. A separate bath with stylish black bath panel, mixer tap, and handheld black shower attachment with wall fixtures. The whole bathroom is finished with modern wall panelling, and wood effect vinyl flooring. With a uPVC double glazed frosted glass window, a radiator, with panelling and spotlights to the ceiling.

First-floor landing

The first-floor landing provides access into two generous double bedrooms.

Bedroom one

Located at the rear of the property this beautifully presented light and spacious room boasts contemporary modern fitted wardrobes, offering plenty of storage with fitted drawers as well. A uPVC double glazed window which overlooks the rear of the property with a radiator below, with tasteful modern décor, and finished with decorative coving to the ceiling, and brushed nickel electric points.

Bedroom two

Located at the front of the property this second well proportioned immaculate double bedroom benefits from stylish décor, with feature wall panelling, a useful built-in storage cupboard providing excellent storage, a wall mounted vertical column style radiator, and decorative coving to the ceiling. A uPVC double glazed window which overlooks the front of the property.

Externally

To the rear of the property is a low maintenance rear yard, with gated access.

TENURE

We have been informed by the vendor the property is Leasehold 866 years remaining

COUNCIL TAX BAND A

EPC C



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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



Floor 1

Approximate total area⁽¹⁾

740.02 ft²

Reduced headroom

0.11 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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