



Perfect for first time buyers, couples and families

Easy walking distance to popular local schools

Good sized kitchen with breakfast bar area

Three good sized bedrooms, with the master benefiting from built in storage

Large rear garden, with well maintained lawn

Located on a popular residential street in Workington

Spacious and well presented lounge with dual aspect windows

The property benefits from an area to the rear perfect for utilities

Modern family bathroom located by the bedrooms

The property benefits from a good sized driveway for two cars

Nestled in the charming town of Workington, this well-presented 3-bedroom semi-detached house offers the perfect blend of space, style, and convenience. Situated on the outskirts of the town centre, this property is ideal for those seeking a peaceful retreat while still having easy access to amenities. Just a short 5-minute drive away, the bustling town centre offers a variety of shops, cafes, and restaurants, making daily errands a breeze. Families will appreciate the proximity to popular local schools, all within easy walking distance, ensuring a stress-free school run.

As you approach the property, a good-sized driveway welcomes you, providing off-street parking for two cars, along with a pleasant rockery-style garden to the side. Stepping inside, the hallway leads to a spacious lounge boasting dual aspect windows, flooding the room with natural light, creating a warm and inviting atmosphere. The kitchen features a breakfast bar and a convenient storage area at the rear, perfectly accommodating your every-day needs. Upstairs, three generously sized bedrooms offer comfort and tranquillity, with the master bedroom benefiting from built-in storage for added convenience. The modern family bathroom, complete with a stylish vanity unit and circular sink, is situated by the bedrooms on the first floor, ensuring practicality. Ample storage space is at your disposal with built-in cupboards on the landing, in the kitchen, and a partially boarded loft with a built-in loft ladder, catering to all your storage needs.

Outside, the property has a large rear garden boasting a well-maintained lawn and a patio area, perfect for outdoor gatherings or simply enjoying a peaceful moment in nature. The fenced garden ensures a safe environment for children and pets to play freely, while the suntrap setting makes it ideal for soaking up the sun on lazy afternoons. Additional storage is provided by two outbuildings, one at the side and one at the rear, offering practical solutions for storing outdoor essentials.



TENURE

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

COUNCIL TAX BAND A

EPC TBC

LOW FEES, LOCAL EXPERTISE

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MORTGAGES

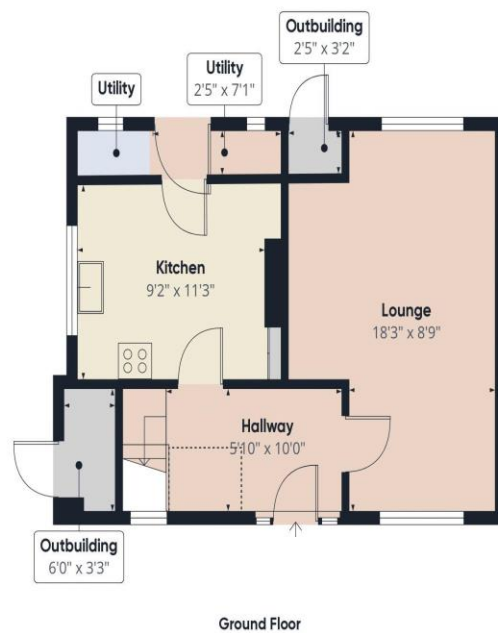
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NOTE

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.







Approximate total area¹
848 ft²

Reduced headroom
11.98 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 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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