



**Beautifully refurbished semi-detached home**

**Large driveway and garage**

**Front and rear gardens**

**Spectacular elevated views across Workington and the sea**

**Stunning open plan kitchen diner and lounge area**

**Sought-after location**

**Walking distance to the town centre and popular local schools**

**Ideal for first-time buyers, couples and families alike**

This beautiful family home is situated on a sought-after road in Workington and offers stunning elevated views across the sea to the front of the property with a fantastic, open plan living concept to the ground floor. The property has been fully refurbished within the last few years and is ready for a new family to make it home. Ennerdale Avenue has always been popular with first-time buyers, couples and families alike.

The location is certainly convenient within easy walking distance, you will find the town centre, and popular local schools and plenty of amenities available whilst being in a quiet area on the outskirts of the town. On entering the property, you will find yourself in a good size entrance hall, with stairs to the first floor and access into the living space. The ground floor has been reworked to create a fantastic, open plan living space, which incorporates a stylish, kitchen with a breakfast bar and the dining area is where you'll find patio doors which lead out onto the rear garden. There is open access to a beautifully presented lounge with bay window enjoying the stunning views to the front. To the first floor, there are three well presented and good size bedrooms and a modern, family bathroom boasting a four piece suite.

Externally, the property continues to impress, with ample off-road parking provided by a large driveway which leads to a garage to the rear. There is a good size rear garden which is fenced around with gated access, making it secure for anyone with pets or children and has a lovely patio area and a large, elevated well maintained lawn. Viewing is essential to appreciate this fantastic family home.



## ACCOMMODATION

### Entrance hall

Entered through a modern composite door with frosted glass and uPVC side panel. The well presented hallway has neutral, modern décor, a useful, under stairs storage cupboard and a radiator. There are stairs to the first floor and access into the kitchen diner.

### Kitchen diner

This superb space has been opened up to create a fantastic, open plan living concept, with the stylish kitchen separated from the dining area by a trendy breakfast bar with seating. To the kitchen area, is a range of contemporary, grey wall and base units with complementary work surfaces with matching up stands. There is a 1.5 composite sink and drainer unit with mixer tap, a double, built-in electric oven and grill, with combination microwave and a sleek black glass hob to breakfast bar. To the rear of the kitchen you will find a utility area with plumbing for a washing machine and full height wall and base units to match the kitchen, offering excellent storage and also housing the combi boiler. A large, uPVC double glazed window provides plenty of natural light and looks out over the rear garden and there is stylish, herringbone, tile effect vinyl flooring. There is a second uPVC double glazed window to the kitchen area which sits above the sink. To the dining area, the uPVC double glazed patio doors lead out onto the rear garden and provide additional light into the space, with neutral, modern décor and open access into the lounge.

### Lounge

The beautifully presented lounge benefits from a large, uPVC double glazed bay window which offers beautiful, elevated views across Workington towards the sea. There is a stylish, modern log burner set into the chimney breast, with oak mantle above and stone hearth and the lounge benefits from tasteful décor, TV point and a radiator.

### First-floor landing

The landing has a uPVC double glazed window providing natural light and there is loft access to the ceiling. Doors lead into three bedrooms and the family bathroom.





### Master bedroom

This beautiful space has a lovely feature wall and is light and airy with a large uPVC double glazed bay window which is the best place to enjoy the spectacular views to the front of the property over the sea, with a radiator below.

### Bedroom two

Located at the rear of the property, this second good sized double bedroom has a uPVC double glazed window which overlooks the rear garden, built-in storage cupboards and a radiator.

### Bedroom three

Currently used as a dressing room, the third bedroom is a good size single, with a uPVC double glazed window which enjoys stunning views to the front of the property, modern neutral decor and a radiator.

### Family bathroom

The modern family bathroom incorporates a large freestanding bath, with central mixer tap, a corner shower cubicle with mixer shower and sliding glass doors, a modern, high-gloss vanity unit with fitted hand wash basin and mixer tap and a pushbutton flush toilet. There is modern part panelled walls with contrasting crisp white décor to the rest of the room. Two uPVC double glazed windows provide additional light and there is an anthracite towel heating radiator and stylish, mosaic effect vinyl flooring.

### Externally

To the front of the property the large driveway continues to the side providing off-road parking for multiple vehicles. There is an elevated front lawn and steps up to the front door. The well maintained lawn has a lovely selection of plants to the borders. The rear garden is fully enclosed with gated access to the side, making it perfect for anyone with pets and children. There is an elevated lawn area and a patio area to the rear of the property, with doors leading into the dining space. The spacious garden offers a great, low maintenance space to entertain friends and family. The garage provides secure off-road parking or additional storage with lighting and an up and over garage door.

### TENURE

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

### COUNCIL TAX BAND C

### EPC E





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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.



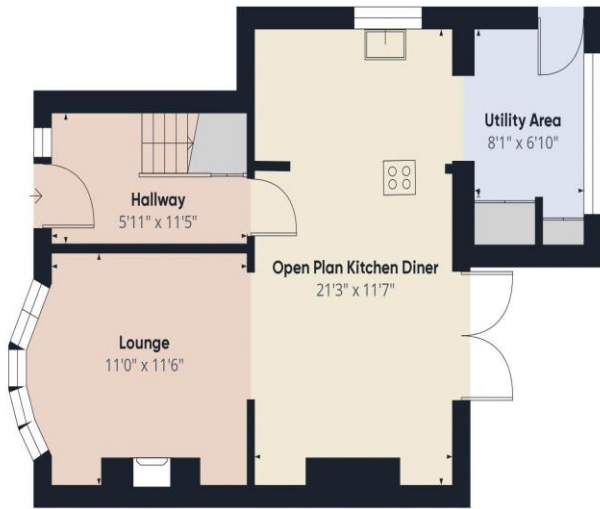




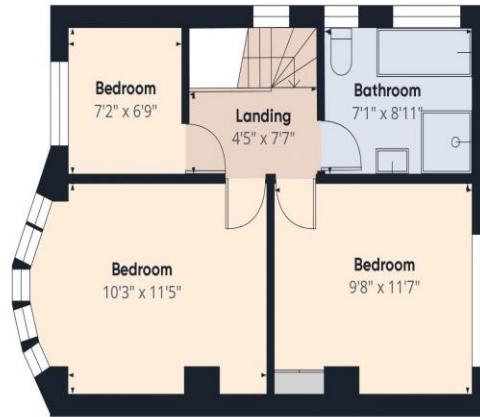
First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

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 Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>  
1067.57 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 are based on RICS IPMS 3C standard.

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