



Offered for sale with no forward chain

Two versatile reception rooms

Simply stunning kitchen with integrated appliances

Modern, family bathroom

Delightful views over the River Derwent and Mill Stream

Beautifully presented throughout and ready to move into

Lounge boasts a log burning stove

Two well presented double bedrooms

Just a stones throw to Hall Park

Easy walking distance to the town centre

Offered for sale with no forward chain is this stunning two bedroom home in Workington. The property is located just a stones throw from Hall Park, where pleasant walks along the River Derwent can be enjoyed. Also just a few minutes walk away, is the bustling town centre, where you will find a wide range of amenities including pubs, shops and cafes. Throughout, the property is immaculately presented and would be a perfect home for a first time buyer, with nothing to do, you could simply move in and unpack.

Step inside and the vestibule leads to the first versatile reception room. This room would make an ideal home office or playroom. The second reception room is currently used as the lounge and boasts a log burning stove. The simply stunning kitchen is located at the rear and has a range of integrated appliances. To the first floor there are two beautifully presented double bedrooms and the modern, family bathroom. Externally the property benefits from a low maintenance rear yard, leading to a larger garden to the rear with pleasant views over the Mill Stream. Viewing is a must to appreciate all this beautiful home has to offer.

ACCOMMODATION

Vestibule

Entered through a modern, composite door with frosted panel, the well presented vestibule leads through to the sitting room, via a stylish door with curved glass panel.

Sitting room

Tastefully decorated, the sitting room has decorative coving, a large, built in storage cupboard, a radiator, wood effect flooring, connections to house a flat screen, wall mounted TV and a uPVC triple glazed window looking out to the front of the property. Another stylish door leads through to the lounge and there are open stairs to the first floor.



Lounge

The stunning lounge boasts a log burning stove, set on a granite hearth with oak mantle above. Tastefully decorated, the lounge has wood effect flooring, decorative coving, a radiator and a uPVC triple glazed window looking out to the rear.



Kitchen

The kitchen boasts a range of high gloss, wall and base units with beautiful Quartz worktops, with matching up stands. A sunken, composite sink, with mixer tap and drainer grooves, set into the worktop is positioned below a uPVC triple glazed window looking out over the rear of the property. The kitchen features a range of integrated appliances including a stainless steel oven, combination microwave, a dishwasher and a wine cooler. A black gloss hob, with reflective splash back is set beneath a modern, extractor hood and there is space and plumbing to house a freestanding washing machine and a fridge freezer. Tastefully decorated, there is wood effect flooring, and a uPVC double glazed door leads out to the yard at the rear.

First floor landing

The landing benefits from pull down loft access, with ladder and provides access to both double bedrooms and the bathroom.



Bedroom one

The first spacious double bedroom is beautifully presented and benefits from a large, built in storage cupboard, decorative coving, a radiator and a uPVC triple glazed window looking out over the front of the property, with a pleasant view of the park.

Bedroom two

The second bedroom is located at the rear of the property and has decorative coving, a radiator and a uPVC triple glazed window looking out over the rear garden. There is also an internal glazed window looking out over the hallway providing the hall with additional light.

Bathroom

The stylish bathroom has a bath, with mixer shower above, a pushbutton toilet and a vanity unit with washbasin and storage below. The bathroom features contemporary, part tiled walls, a towel heating radiator and wood effect flooring.

Externally

To the rear, the property benefits from a low maintenance yard with outside tap and gate leading to the lane behind. From here you can access a separate garden. The garden is laid with low maintenance artificial grass and there is an area of composite decking. The garden is walled around and has a pleasant view over Mill Stream, the allotments and the River Derwent.

TENURE

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

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NOTE

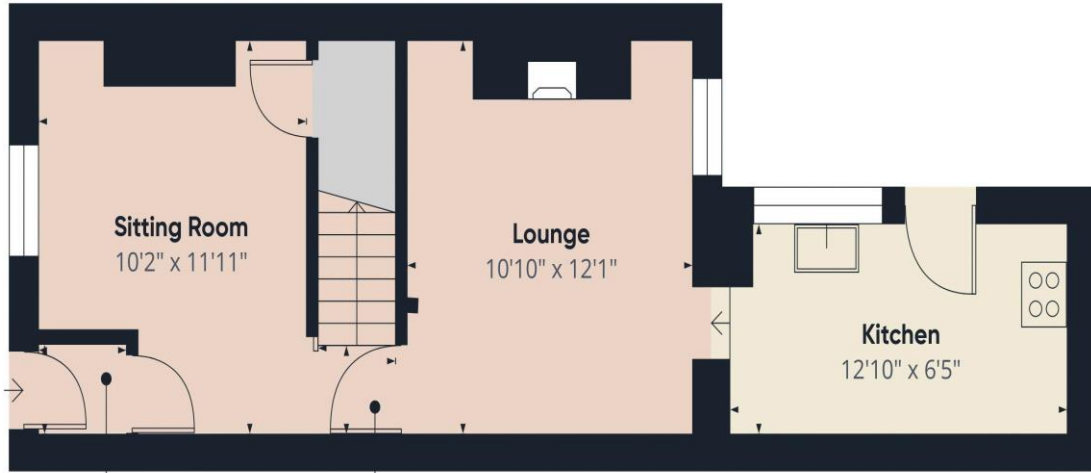
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Vestibule
3'5" x 2'11"

3'3" x 2'10"

Ground Floor

Approximate total area⁽¹⁾
634.09 ft²



Bathroom
5'6" x 5'1"

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 are based on RICS IPMS 3C standard.

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