



Deceptively spacious end terraced property

Built in 2017 with a 10 year building guarantee

Stylish open plan kitchen diner with patio doors

Separate utility and ground floor WC

Three good size well presented bedrooms

Immaculate modern décor with oak doors and staircase

Convenient town centre location

Lovely low maintenance patio style garden

Walking distance to popular local schools

Ideal for first-time buyers, couples and families alike

From the front you could be forgiven for assuming this was another traditional terraced home, however only built in 2017, this modern property has a contemporary, stylish finish and is well designed and beautifully presented throughout. Still benefiting from the 10 year building guarantee, this lovely home would be ideal for first-time buyers couples and families alike. Whilst the front of the property faces onto Peter Street St, John's Walk offers a private entrance to the home. Located in the heart of Workington town centre, you'll never be short of access to local amenities, making it a fantastically convenient place to live. The property is also just a stone's throw from the popular St Josephs high school and easy walking distance to the Academy. Walking into the property you can immediately feel the difference from other terraced properties, with the large L-shaped hallway, with oak doors concealing two large storage cupboards and a beautiful oak staircase to the first floor. There is a beautifully presented lounge with log effect electric fire and a stylish, modern open plan kitchen diner with patio doors onto a lovely, low maintenance rear patio style garden. Unlike others in the area, the property also boasts a separate utility which leads to a useful ground floor WC. To the first floor, there is access to a generous master bedroom and a contemporary, modern family bathroom. To the second floor there is two additional bedrooms and a useful landing space which is currently utilised as a home office area. To the rear of the property, the enclosed patio style garden is walled around for privacy and enjoys the sun throughout the day, with gated access to the side and gravelled borders. Viewing is essential to appreciate this fantastic home and the beautiful finish, not to mention the convenient location.

ACCOMMODATION

Entrance hall

Entered through a modern composite door with frosted glass panels and matching uPVC side window with frosted glass. The light and spacious entrance hall boasts two large built-in storage cupboards, with beautiful oak doors providing excellent storage. There is also open under stairs storage space and oak doors leading into the lounge, kitchen diner. The hallway benefits from tasteful, neutral décor with complementary LVT flooring and an oak staircase leading to the first floor.

Lounge

The beautifully presented, light and spacious lounge has tasteful modern décor, beautiful wood effect LVT flooring and a stylish, modern fire suite, with log effect electric fire. There is a radiator, TV connections and a uPVC double glazed window which overlooks the front of the property.

kitchen diner

Setting the property apart from others in the area is this fantastic, open plan kitchen diner to the rear. The stylish, modern kitchen has a range of high gloss cream wall and base units, with beautiful contrasting wood effect work surfaces with matching up stands and under cabinet lighting. There is a 1.5 stainless steel sink and drainer unit with mixer tap and integrated dishwasher below. The kitchen benefits from a double built-in electric ovens, with separate, black glass electric hob and stainless steel and glass extractor hood above. There is a built-in wine rack and ample space for large, table and chairs or perhaps a centre island. The uPVC double glazed patio doors lead out onto the enclosed rear patio and there is an additional uPVC double glazed window to the side, flooding the space with natural light. The kitchen leads to a utility room through an oak door.

Utility

The useful utility space has built-in countertop with matching up stands and high gloss wall units to match the kitchen. There is plumbing for a washing machine and space for tumble dryer below the countertop. The utility room has LVT flooring, a radiator and provides access to the downstairs WC.

WC

Essential for family life, the WC has a built-in, wood effect vanity unit, with rectangular hand wash basin, mixer tap and push button flush toilet. The WC has tasteful neutral décor, an extractor fan, a radiator and tile effect vinyl flooring.



First-floor landing

The first floor landing enjoys natural light from the uPVC double glazed frosted glass window on the half landing, with neutral décor complemented by the wood effect flooring. The landing has a radiator and provides access into the family bathroom and master bedroom.

Master bedroom

Located at the front of the property, this generously proportioned double room has tasteful neutral décor, wood effect flooring, a radiator and a uPVC double glazed window which overlooks the front of the property.

Family bathroom

Conveniently located at the top of the stairs, the modern family bathroom incorporates a P-shaped shower bath with fixed glass shower screen and mixer shower, with both rainfall and jet showerhead attachments. There is a vanity unit with hand wash basin, storage drawers, mixer tap and a pushbutton flush toilet. There is a chrome towel heating radiator, with stylish slate effect wall panelling, a wall mounted mirrored bathroom cabinet, laminate flooring and a uPVC frosted glass window.

Bedroom two

Located at the front of the property, this well presented double bedroom has tasteful modern décor, a radiator, wood effect flooring and a uPVC double glazed window which overlooks the front of the property.

Bedroom three

This well presented single bedroom has neutral décor, laminate flooring, a radiator and a uPVC double glazed window which overlooks the side of the property.

Externally

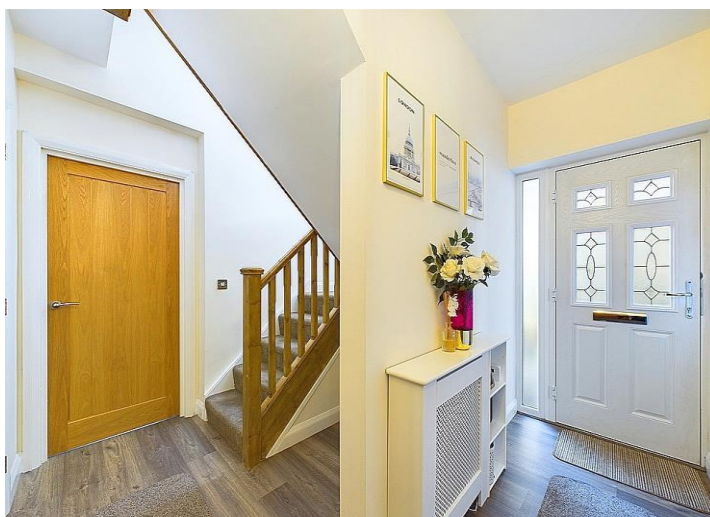
To the rear of the property is a lovely, patio style garden which is securely walled around with gated access, gravelled borders and an additional storage area to the side with uPVC double glazed patio doors which lead into the kitchen diner.

TENURE

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

COUNCIL TAX BAND A

EPC B



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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



Floor 2



Approximate total area⁽¹⁾

1138.39 ft²

Reduced headroom

15.92 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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