



Offered for sale with no forward chain

Ideal for first time buyers, couples and families alike

Good sized kitchen with separate utility room

Two spacious double bedrooms

Low maintenance and secure rear yard

Traditional terraced property set over three floors

Open plan lounge diner with bay window to the front

Versatile reception room to the lower level

Modern bathroom conveniently located by the bedrooms

Easy walking distance to the town centre

This traditional terraced property is set in a popular residential area of Workington, within easy walking distance of the town centre. The property is offered for sale with no forward chain and would be an ideal purchase for first time buyers, couples and families alike. The property is also just a 5 minute walk to popular local schools such as Victoria Infants School, Victoria Junior School and St. Josephs Catholic High School.

Step inside and you will find yourself in the hallway, with original cornice and corbels. There is a spacious, open plan lounge diner, with dual aspect windows and a good sized kitchen. The property also comes with the added bonus of having a basement level with two separate rooms. The first versatile reception room would make a great playroom, hobby room or home office, the choice really is yours and the second room is currently used as a utility room. To the first floor, the property benefits from two double bedrooms and the modern, family bathroom is conveniently located by the bedrooms. Externally, the property has plenty of kerb appeal and is set back from the road by a low wall.

To the rear, there is a good sized L-shaped yard with gated access. To view this property and the value for money it offers, call the office today.

ACCOMMODATION

Hallway

Entered through a wooden door with numbered top light, the traditional hallway boasts high ceilings, with original cornice and corbels, mosaic effect vinyl flooring and a radiator. There are open stairs to the first floor and access into the spacious, lounge diner.

Lounge diner

The lounge diner has plenty of natural light, with dual aspect windows. The two rooms are clearly defined with a central, open archway. To the dining area, there is a large, uPVC double glazed window looking out over the rear yard and there is a large radiator providing plenty of warmth. The dining area benefits from decorative cornice and an alcove to the chimney breast creating a nice feature. To the lounge area, there is a modern, wall mounted, electric fire to the chimney breast, with decorative wall lights at either side. The large bay window looks out over the front of the property and provides plenty of natural light, with a radiator below. The whole space has wood effect flooring and from the dining area, there is access into the kitchen.

Kitchen

The kitchen has a range of black, wall and base units, with Quartz effect work surfaces and matching up stands. A stainless steel sink with draining board and mixer tap is set beneath a uPVC double glazed window looking out onto the rear, and there is a second uPVC double glazed window providing additional light. The kitchen benefits from a built-in stainless steel oven, with gas burning hob and a modern extractor is in place above. There is space and plumbing for a freestanding washing machine and space for a freestanding fridge freezer. The kitchen has wood effect vinyl flooring, a radiator and there is access to the rear yard via a uPVC door and access to the lower level.

Lower level

Hallway

The hallway benefits from a large, useful storage cupboard and provides access to a versatile room and the utility room.

Lower level reception room

This versatile space would make a great home office, playroom, or family room, the choice is yours. There is a large, open under stairs storage space and a radiator.



Utility room

This useful space has a range of painted, wood wall and base units with handy work surface. The room benefits from vinyl flooring, open shelving, and there is a built-in cupboard housing the meters.

First floor landing

The landing benefits from a large, built-in cupboard, power point and provides access to both bedrooms and the family bathroom.

Bedroom one

Located at the front of the property, the first double bedroom boasts high ceilings, a large uPVC double glazed window looking out over the front of the property, TV connections and a radiator.

Bedroom two

The second double bedroom is located at the rear of the property. There is a large uPVC double glazed window which looks out over the rear yard and a radiator.

Family bathroom

The spacious bathroom boasts a modern suite comprising of a large vanity unit, with integrated sink, with mixer tap and large drawers below providing plenty of storage. There is a P-shaped bath, with mixer tap and shower above, with curved glass screen, and a toilet. The bathroom benefits from a large built-in storage cupboard which houses the Worcester combi boiler, a designer radiator, part tiled walls, tile effect vinyl flooring, ceiling spotlights, an extractor fan and a large, frosted glass window.

Exterior

To the front, the property is set back from the road by a low wall with railings. There is an area of gravel, perfect for pots and plants. To the rear, the property benefits from a low maintenance, L-shaped yard which is securely walled around with gated access to the rear.

TENURE

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

COUNCIL TAX BAND A

EPC D



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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.





