



- Superb value, fantastic finish, ready to move into**
- Boasts two versatile reception rooms**
- Lounge features a Juliet balcony and French doors**
- Stylish kitchen/diner with patio doors to the garden**
- Three spacious, light and airy double bedrooms**
- Master bedroom boasts an ensuite shower room**
- Tarmac driveway providing off-street parking**
- Attractive, spacious and low maintenance garden**
- Quiet cul-de-sac location**
- Just a few minutes drive to Workington town centre**

If you're ready to get on the property ladder, skip the first rung and jump up the ladder with this beautiful three-bedroom home. Offering fantastic value for money, the property is beautifully presented, with plenty of style and space. Set over three floors, the property is perfect for first-time buyers, but with three double bedrooms it would make an excellent family home. A nice feature is the two reception rooms offering plenty of versatility.

The property is set on a relatively new development, just a five-minute drive to Workington town centre and there is also a Asda just a few minutes walk away. When you arrive at the property you will notice its attractive appearance and the driveway at the front, which is tarmac and provides off-street parking. Step inside you'll find yourself in the pleasant hallway which leads through to the sitting room. This is the smaller of the two reception rooms and would make an ideal playroom, games room or home office. It could also be used as a downstairs bedroom if required. On the ground floor you will find the stylish, open plan kitchen and diner with patio doors that lead out to the garden. The ground floor also has a stylish WC. Heading up to the first floor you'll find yourself on the attractive landing which leads through to the lounge and the main bedroom. The spacious lounge has lots of natural light and boasts French doors which open up to a Juliet balcony. The master bedroom is light and airy and also boasts an ensuite shower room. Continuing up to the second floor, the spacious landing leads to a further two beautifully presented bedrooms and the bathroom. Step outside the patio doors of the kitchen and you'll find yourself in the garden. The garden offers plenty of space with two large patios areas and artificial grass, making it simple to maintain.

We believe that this property will attract a huge amount of interest as it offers fantastic value for money. To avoid missing out please contact the office at your earliest convenience.



## ACCOMMODATION

### Hallway

Step inside this spacious hallway and you will notice stylish, yet neutral décor which continues throughout the property. The hallway itself is accessed by a modern door, with two frosted glass panels allowing plenty of natural light to flood into the hallway. The hallway has a handy double socket, a radiator and leads through to the sitting room, open plan kitchen and diner and the downstairs WC. There are also stairs leading up to the first floor landing.

### Sitting room

This versatile first reception room could be used for a wide variety of purposes depending on your individual needs. Whether you need a playroom, study or TV room, this could be ideal. The room has modern LVT flooring and a radiator is neatly placed below a uPVC double glazed window that looks out to the front.

### Kitchen/diner

The spacious kitchen/diner is in fantastic condition and incorporates a range of wall and base units with a complementary worktop which has matching up stands. There is a built-in electric oven with a separate gas hob, stainless steel splash back and extractor canopy in place above. A 1.5 stainless steel sink with drainer board mixer tap is neatly placed below a uPVC double glazed window that looks down onto the garden at the rear. There is a spacious under stairs storage cupboard, a radiator and two sets of ceiling lights, one in the dining area and one in the kitchen. A lovely feature is the large patio doors which allow in lots of natural light and lead out to the garden at the rear.

### WC

Here you will find a pushbutton toilet and pedestal wash basin with tile splash back. There is a radiator and an extractor.

### First floor landing

The spacious and attractive landing leads to the lounge and the first bedroom.





## Lounge

A lovely room boasting a set of French doors which open up to reveal a Juliet balcony. There is also an additional window making it a lovely, light and airy room. You will also notice there are connections for a wall mounted flatscreen TV and the tastefully decorated room has a radiator.

## Bedroom one

Another beautifully presented room with two uPVC double glazed windows allowing in lots of natural light. There is a radiator and this room also boasts an ensuite shower room.

## Ensuite

The ensuite, like the rest of the property, is in excellent condition and comprises of a shower cubicle with the control set on the tile surround. There is a pushbutton toilet and corner pedestal hand wash basin with tile splash back. The ensuite has an extractor and a radiator.

## Second floor landing

The landing benefits from a built-in cupboard and leads to the final two bedrooms and the family bathroom.

## Bedroom two

Currently used as a dressing room this lovely bedroom has two uPVC double glazed windows which enjoy an elevated view, with the sea visible in the distance. The room has a radiator and could be used as a home office or TV room if desired.

## Bedroom three

Another lovely room with tasteful décor and boasting two uPVC double glazed windows. The spacious double bedroom has a radiator and an alcove which makes an ideal space for a wardrobe.



## Bathroom

Looking like new, the bathroom has a bath with mixer tap and shower attachment. There is a pushbutton toilet and pedestal hand wash basin with mixer tap. The bathroom has an extractor and a radiator.

## Exterior

At the front of the property there is a tarmac driveway which provides off-street parking. The rear garden is a delight, with a spacious patio area located at either end of the garden. The centre of the garden has an easy maintenance, artificial turf, surrounded by a contrasting, white stone border. The garden is securely fenced around with gated access to one end.

## TENURE

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



## COUNCIL TAX BAND C

## EPC B

## LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.





## MORTGAGES

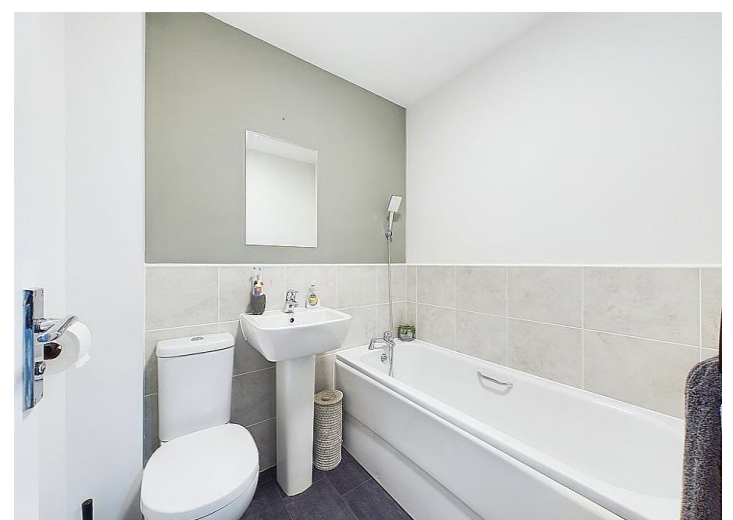
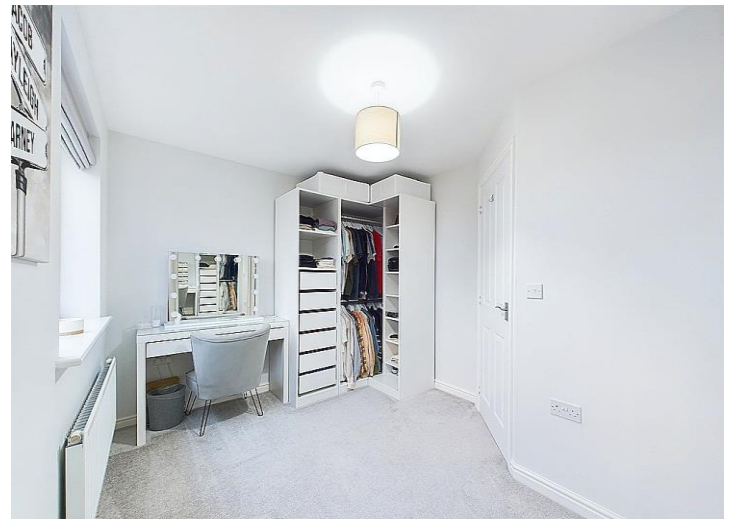
Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

## NOTE

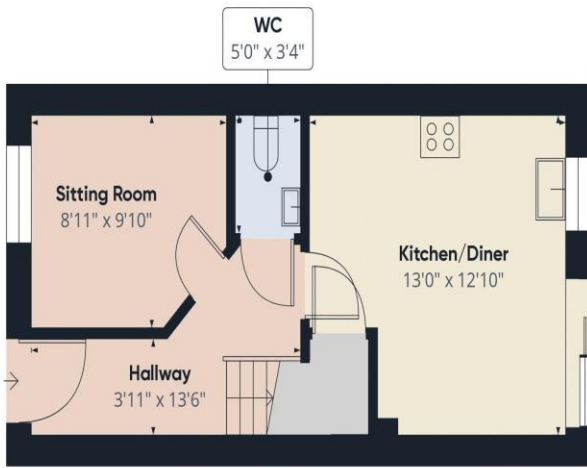
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.



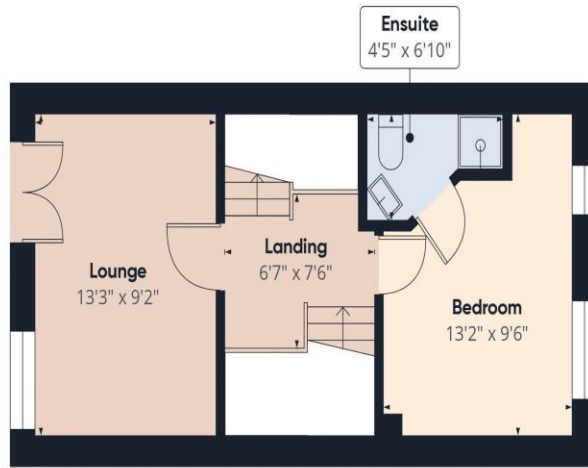




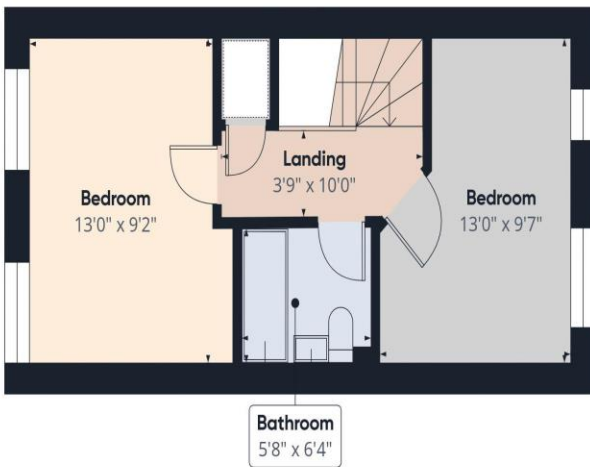




Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
971.12 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.

GIRAFFE360