



**Nestled in a quiet, cul-de-sac with no through traffic**

**Spacious lounge diner with French doors**

**Contemporary, modern kitchen with separate utility room**

**Pleasant front and rear gardens, with patio at the rear**

**Separate garage, with pedestrian access to the rear**

**Located in a popular, sought after area of Workington**

**Property boasts a conservatory with underfloor heating**

**Property has benefited from a new roof in August 2024**

**Property benefits from a driveway providing off-street parking**

**Popular local schools within easy reach**

Nestled in a quiet cul-de-sac, on the outskirts of Workington is this well presented three bedroom semi-detached home. Ashfield Gardens is located in a highly sought after area of Workington, with the town centre reached in a short 10 minute stroll. It is also perfect for those with families as Ashfield Jr School, Ashfield infant and Nursery School and also St Josephs Catholic high School are all just a short walk away.

It is clear the property has been lovingly maintained by the current vendors and is well presented throughout. and ready for new owners to call it home. The property has also benefitted from a new roof in August 2024. On arrival at the property, you will see the good size driveway providing off-street parking and leading up to the garage. Step inside and the spacious hallway leads to a lovely, dual aspect lounge diner with French doors leading to the conservatory. The conservatory boasts under floor heating and solid ceiling giving all year round use. The kitchen is in great condition and benefits from a large, separate utility room. There is also a useful ground floor WC located off the hallway. To the first floor, there are three spacious double bedrooms, with two boasting lovely views over rolling countryside and the large modern shower room.

Externally, the property benefits from pleasant front and rear gardens, with mature shrubs and trees adding a splash of colour. The garden feels very private and enjoys the sun throughout the day, making it a lovely place to spend time with friends and family.

We expect interest in this property to be high, so to avoid disappointment, call the office today to arrange a viewing.

## ACCOMMODATION

### Hallway

Entered through a uPVC door with frosted panel and matching side panel, the well presented hallway has a radiator with modern cover and a large, under stairs storage cupboard. Doors lead to the kitchen, lounge, WC, with open stairs to the first floor.

### Lounge diner

The lounge diner is flooded with natural light from the uPVC double glazed window to the front and the French doors leading into the conservatory. There is a feature, coal effect gas fire, set on a granite hearth, with matching insert and wooden surround. Either side of the fireplace you will find decorative wall lights and there is decorative coving and a radiator, neatly placed below the window. To the dining area, there is a continuation of the decorative coving and a radiator, with modern cover provides plenty of warmth. There is ample space for a dining table and chair set and the French doors lead through to the conservatory.

### Conservatory

A fantastic addition to the property, the dwarf wall conservatory has wraparound uPVC double glazed windows and a solid ceiling, giving all year round use. There is a decorative wall light, wood effect flooring, with underfloor heating, an additional uPVC double glazed window looking in to the kitchen and patio doors leading to the garden at the rear.

### Kitchen

The kitchen has a range of contemporary, shaker style wall and base units, with contrasting black worksurfaces with matching upstands and tiled splash backs. There is a large, stainless steel oven, with five ring gas burning hob and matching splash back and extractor hood above and space to house a freestanding washing machine. A stainless steel sink with mixer tap and draining board is sat beneath a uPVC double glazed window looking out over the rear garden and the kitchen benefits from tile effect flooring, a large, built in cupboard and a second uPVC double glazed window looking out over the conservatory. An arch opens up to the utility room.



### Utility room

The good sized utility has wall and base units to match those found in the kitchen, with black work surface and a tall, pantry style cupboard. There is space to house a freestanding fridge freezer, a radiator, panelled ceiling, tile effect flooring and a uPVC double glazed window looking out over the rear garden. A uPVC door leads out to the garden at the rear.

### WC

Located off the hallway, the WC has a uPVC double glazed frosted window to the front, a toilet and a vanity cupboard with integrated sink providing additional storage.

### First floor landing

To the half landing you will find a uPVC double glazed window looking out over the side and allowing plenty of natural light onto the landing and the hallway below. Doors lead to all three bedrooms, the shower room and there is loft access via a pull down loft hatch. The loft is part boarded, providing additional storage.

### Bedroom one

Located at the rear of the property, the spacious master bedroom has a pleasant view of the rear garden, and over the countryside., with a radiator below.

### Bedroom two

The second bedroom is located at the front of the property and is another good sized double. There is a radiator and a uPVC double glazed window looking out over the front of the property, with views over the Solway on a clear day.

### Bedroom three

The third bedroom is situated at the rear and boasts the same lovely views over the rear garden and countryside beyond through the uPVC double glazed window There is a radiator and two large built in cupboards, one of which houses the combi boiler.

### Shower room

The spacious shower room benefits from tile effect flooring and part tiled walls. There is a large, walk in shower with glass doors and mixer shower, with extractor above, a pedestal sink and a toilet. The shower room benefits from a chrome, towel heating radiator and a uPVC frosted glass window looking out over the front of the property.



## Garage

The spacious garage, has an up and over door, lighting and power.

## Externally

To the front of the property, there is a good sized front garden, with a well maintained lawn, with mature shrubs and trees providing a splash of colour. There is also a large, block paved driveway leading up to the garage. There is gated access to the side leading to a pleasant rear garden with tiered gravel areas, with mature trees and shrubs. Steps lead up to a good sized lawned area, with a patio to the rear and a garden shed. The garden is part walled, part fenced and feels very private.

## TENURE

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

## COUNCIL TAX BAND C

## EPC TBC

## LOW FEES, LOCAL EXPERTISE

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## MORTGAGES

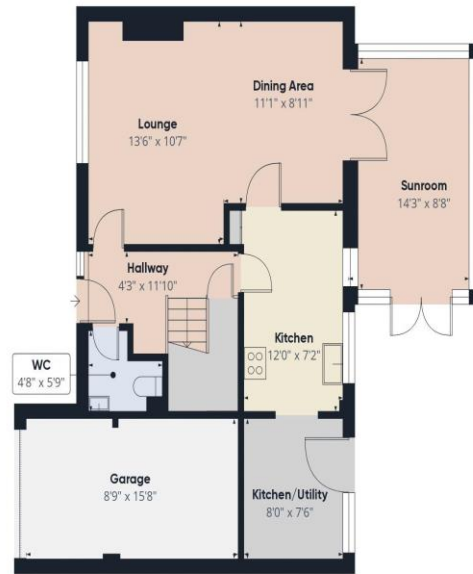
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## NOTE

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

Approximate total area<sup>(1)</sup>  
1184.9 ft<sup>2</sup>



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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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