



**Deceptively spacious period property**

**A wealth of charm and character, with plenty of original features**

**Convenient location, walking distance to popular schools**

**Large four piece first-floor family bathroom**

This beautiful traditional period property with attractive sandstone frontage, certainly has plenty of kerb appeal, with a recently fitted composite door with a numbered frosted glass top light above. On entering the property, you will be pleasantly surprised at the space and beautifully maintained original features. This property has a wealth of charm with high ceilings, and original cornice, and well-maintained decorative fireplaces to the bedrooms. You could not ask for a more convenient location just on the outskirts of Workington town centre, a short distance to popular local schools, and an easy walk to plenty of local amenities that the town centre has to offer. On entering the property you'll find yourself in a vestibule, which leads to a good size entrance hall with original wooden panelled doors, which leading into a beautifully presented lounge, and a versatile second reception room which would make a great dining room.

To the rear of the ground floor is a contemporary kitchen with high gloss white units and contrasting work surfaces. To the first floor there are two generous double bedrooms both featuring original decorative fireplaces, and to the rear of the first floor is a large family bathroom, which features a four-piece suite. To the second floor the large landing creates a fantastic space for a home office if required and provides access to two further large double bedrooms.

Externally the property benefits from a low maintenance rear yard with gated access, viewing is essential to appreciate not only the generous space on offer but the convenient location.

**Four double bedrooms**

**Easy access to the town centre and local amenities**

**Ideal family home, but may also suit first-time buyers and couples**

**Two good size reception rooms**

## ACCOMMODATION

### Entrance vestibule

Entered through a recently fitted composite door with frosted glass panels, and a unique triangular numbered top light. With decorative coving, laminate flooring, and a wooden glazed door leading into the inner hallway.

### Hallway

Featuring high ceilings with original cornice and corbels, neutral décor, with dado rail and a radiator, with original wooden panelled doors, leading into two reception rooms.

### Lounge

The beautifully presented lounge to the front of the property has a large uPVC double glazed bay window which floods the space with natural light, the high ceilings feature the original cornice and create a light and airy space, with a feature modern gas fire with granite effect hearth and insert, and modern surround with mantle. A radiator and beautiful modern décor.

### Dining room

Currently used as a dining and sitting room, this versatile space would also make a great playroom, or family room. The large open chimney breast has a tiled hearth and a stylish wooden surround and mantle, with freestanding electric fire. High ceilings with original cornice, a TV aerial point, a uPVC double glazed window which overlooks the rear of the property, with tasteful décor, benefitting from the original wooden panel door leading into the kitchen.

### Kitchen

The contemporary kitchen features a range of white high gloss wall and base units, with contrasting wood effect work surfaces. A 1.5 stainless steel sink and drainer unit with mixer tap, with plumbing for a washing machine below, with a stainless-steel gas hob set into the worktop, with stainless steel extractor hood above, and a built-in double electric oven and grill. There is space for freestanding fridge freezer, finished with neutral décor, and laminate flooring. There is a useful under stairs storage cupboard which also houses the meters, a radiator, a uPVC double glazed door with frosted glass, which leads out onto the rear yard and a uPVC double glazed window.



## First-floor landing

The first-floor split-level landing provides access into the family bathroom, two double bedrooms, and stairs to the second floor.

## Bathroom

Located at the rear of the property the generously proportioned family bathroom features a four-piece suite, comprises walk in shower cubicle with tiled surround and electric shower, a toilet, and a pedestal sink, with separate bath with tiled surround. A built-in high gloss cabinet houses the combi boiler, and there is a uPVC double glazed window with frosted glass, with neutral white décor, and contrasting wood effect vinyl flooring, a radiator, and wall mounted mirrored cabinet.

## Master bedroom

Located at the front of the property this large light and spacious master bedroom features an original cast-iron fireplace with wooden surround and mantle to the chimney breast, the high ceilings have original cornice, and there is a uPVC double glazed window which overlooks the front of the property, with a radiator below.

## Bedroom two

This good-sized double bedroom has dual entrances, one to the top of the stairs and one adjacent to the master bedroom, making this an ideal child's bedroom as they would be easy to check on. The chimney breast in this room has a decorative original cast iron fireplace which is a lovely feature. A uPVC double glazed window looks out over the rear of the property, with a radiator below, and neutral décor.

## Second floor landing

The large second floor landing would make an ideal home office space if required and provides access into two further double bedrooms.

## Bedroom three

This spacious light and airy double bedroom is located at the front of the property, and features a delightful original cast iron fireplace. There is a low-level uPVC double glazed window, a radiator, and modern neutral décor.

## Bedroom four

Located at the rear of the property this good-sized double bedroom is currently used as an office space with a Velux skylight window, a radiator, neutral décor, and a lovely original cast iron decorative fireplace, with additional loft access to the ceiling.



## Externally

To the rear of the property is a low maintenance enclosed rear yard, which also features an outbuilding, and gated access to the rear alleyway.

## TENURE

We have been informed by the vendor the property is Leasehold

## COUNCIL TAX BAND A

## EPC TBC

## LOW FEES, LOCAL EXPERTISE

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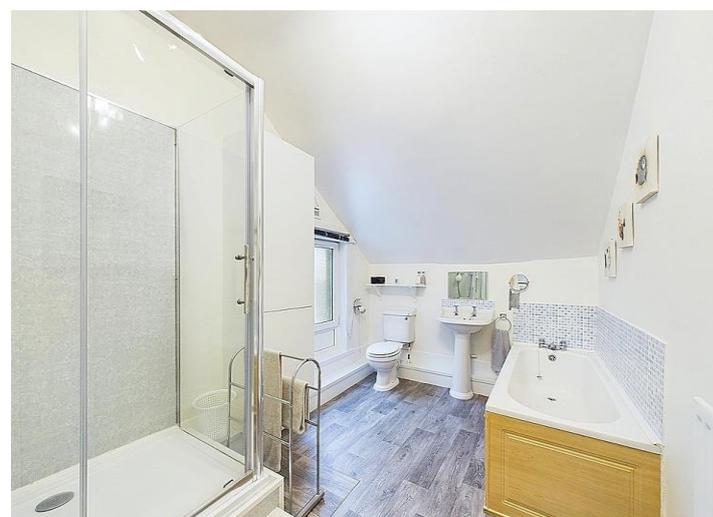
## MORTGAGES

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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.







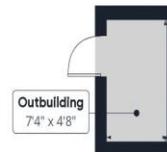
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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

1269.51 ft<sup>2</sup>

Reduced headroom

84.62 ft<sup>2</sup>

(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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