



Highly sought-after area of Workington

Ready to move into, simply unpack and put your feet up

Spacious, well presented lounge

Generously sized and modern kitchen

Spacious driveway, and attractive yet low maintenance garden

Ideal for first-time buyers, couples and families

Tasteful and modern décor found throughout

Versatile second reception room, ideal games room, or dining room

Modern bathroom suite, and three well presented bedrooms

Town centre and schools within easy reach

Need more space? Perhaps you have outgrown your terraced home, and are looking for a garden and off-street parking, then here we have the home, perfect for you. Offering good value for money, the property is ready to move into and is tastefully decorated from top to bottom. You could move in, unpack and put your feet up. If you want to do some decorating, there really is no rush. This lovely home is located on a popular residential street within a sought-after area of Workington. With three bedrooms it is ideal for families, and numerous schools including St Gregory's Catholic Primary School, Ashfield Jr School, and St Joseph's Catholic High School, are all just a few minutes away. It would also be ideal for a young couple of first-time buyers who require space and want to live in a pleasant area. On arriving at the property, you will notice the spacious block paved driveway, which provides plenty of off-street parking. There is a gate providing access to the garden at the rear, which gets sun throughout much of the day, and would be a lovely place in which to unwind, yet still easy to maintain. Step inside the stylish composite front door, and you will find yourself in the hallway, from here you can access both reception rooms. The front reception room is currently used as a dining room, but could be used as a sitting room, games room, or playroom, the choice is yours. The lounge offers plenty of space and feels very homely. Beyond the lounge you will find the spacious kitchen, and there is a door leading out to the garden. On the first floor you will find three well presented bedrooms, the third bedroom is currently used as a dressing room, but could also be used as a home office if required. The modern bathroom is located by the bedrooms. We expect interest in this property to be high due to its sought-after location, to avoid missing out please get in touch at your earliest convenience.

ACCOMMODATION

Hallway

This well presented hallway is accessed via a stylish composite door with frosted glass panels. The hallway also benefits from a uPVC double glazed window making it light and airy. There is a radiator, and doors leading through to the lounge, and dining/sitting room, with stairs to the first floor landing.

Dining/sitting room

The first reception room is currently used as a dining room, but could also be used as a games room, playroom or sitting room, depending on your family needs. The room is tastefully decorated, and has a large uPVC double glazed window, which allows in plenty of natural light. There is a radiator neatly placed below the window which provides plenty of warmth.

Lounge

This lovely room feels very cosy and benefits from a coal effect gas fire, set on a marble hearth with matching insert, and contrasting wood surround. The room has a under stairs storage cupboard, a radiator, and a uPVC double glazed window looking out onto the garden. Provides access to the kitchen.

Kitchen

A modern and well-maintained kitchen incorporates a range of wall and base units with a contrasting worktop, a breakfast bar, and tile splash backs. There is a built-in electric oven, with a separate gas hob, and extractor in place above. A stainless steel sink with drainer board, the mixer tap is set below one of the two uPVC double glazed windows that look out onto the garden. There is a radiator, and the Baxi Combi boiler is housed in the kitchen. The garden can be accessed via a fully glazed uPVC door.

First floor landing

The landing has tasteful décor, as you will find throughout the entire property. The landing leads to all three bedrooms, and the bathroom.

Bedroom one

This lovely double bedroom makes an ideal master bedroom. There is a radiator, and a uPVC double glazed window looking out to the front.

Bedroom two

A second light and airy bedroom with a radiator, and a uPVC double glazed window looking down onto the garden at the rear.



Bedroom three

The third bedroom is currently used as a dressing room/walk-in wardrobe. It would also make an excellent home office, if a third bedroom is not required. There is a radiator, and a uPVC double glazed window to the front.

Bathroom

This stylish bathroom has a P-shaped bath, with matching curved glass screen. There is a waterfall mixer tap with a shower attachment, and shower above. You will notice the wash basin with waterfall mixer tap, which is set over two door vanity unit, providing useful storage. There is a push button toilet, chrome heated towel rail, storage area, and ceiling spotlights. A large uPVC double glazed frosted window allows in plenty of light whilst maintaining privacy.

Exterior

Parking is certainly not a problem with this spacious and well-maintained block paved driveway, providing off-street parking for two cars. There is access along the left-hand side of the property to the rear garden. The rear garden is a pleasant place to sit and enjoy the sun, which it benefits from throughout much of the day. The garden has been designed with low maintenance in mind, and has a spacious patio ideal for garden furniture, with a large gravel bed. There is a well maintained lawn, garden shed, a variety of shrubs and a small tree providing a splash of colour.

TENURE

We have been informed by the vendor the property is freehold

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MORTGAGES

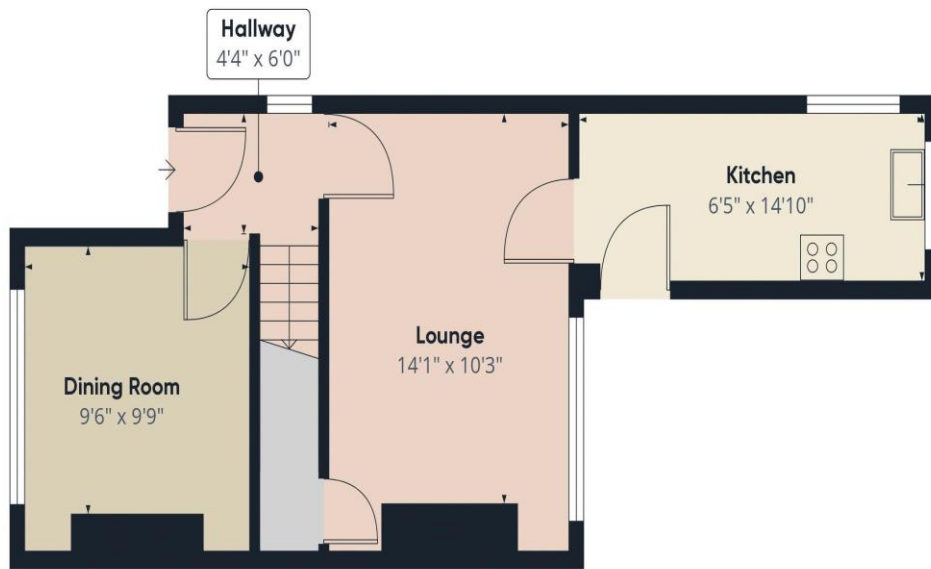
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NOTE

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



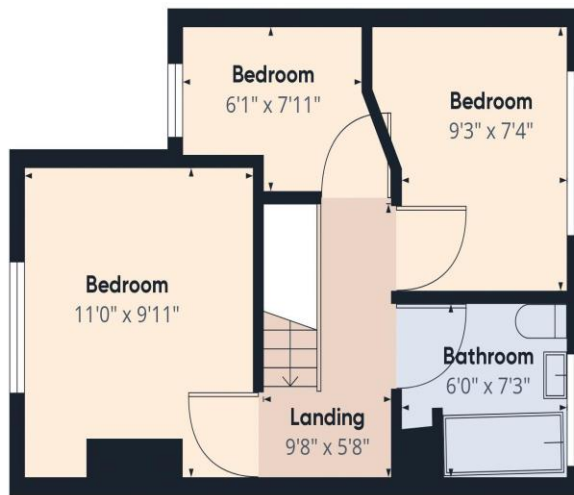
Approximate total area⁽¹⁾
717.73 ft²

(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.

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Floor 1