



**Beautifully presented semi-detached property**

**The property has benefited from an extension to the rear**

**The property has three bedrooms, with the master benefiting from fitted wardrobes**

**Ideal home for first time buyers, couples or a growing family**

**Located on the outskirts of the town centre**

**Spacious dual aspect lounge diner with bay window to the front**

**Well maintained kitchen with integrated appliances**

**Family bathroom conveniently located on the first floor**

**lovely front and rear gardens with decking to the rear**

**Easy walking distance to numerous schools**



This beautifully presented, three-bedroom semi-detached house in Workington is an absolute gem. Situated just on the outskirts of the town centre, convenience is the name of the game here. You can stroll into town within minutes, where a plethora of amenities awaits you. Local schools are within easy reach, perfect for families with children, and a handy convenience store and takeaway joints are just a hop, skip, and a jump away for those nights when cooking feels like a chore.

Step inside, and you're greeted by a spacious and tastefully decorated hallway with wood-effect flooring that sets the tone for the rest of the home. The large open-plan lounge and diner are flooded with natural light thanks to dual aspect windows, and a modern fireplace adds a touch of elegance to the space. The extension to the property has created a generous kitchen and diner area, complete with integrated appliances and ample room for mealtime gatherings. Upstairs, three cosy bedrooms await, with the master boasting fitted wardrobes and the second bedroom benefits from a large, wardrobe with hanging rails and shelves. The family bathroom is conveniently located, and additional storage can be found in the fully boarded loft. Tilt and turn windows make cleaning a breeze, so you can spend less time on chores and more time enjoying your new home.

Outside, the property continues to impress. The low-maintenance front garden welcomes you in, while the rear garden is a true oasis. A patio area leads out from the kitchen, perfect for al fresco dining, and steps up to a lush lawn surrounded by colourful plants and shrubs. A decking area at the rear ensures you have a spot to soak up the sun throughout the day. A bespoke wooden shed and gated access add practicality to this outdoor space, making it both beautiful and functional. This delightful home truly offers the best of both worlds—a peaceful retreat with easy access to all the amenities you could need.





## TENURE

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

## COUNCIL TAX BAND B

## EPC TBC

## 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

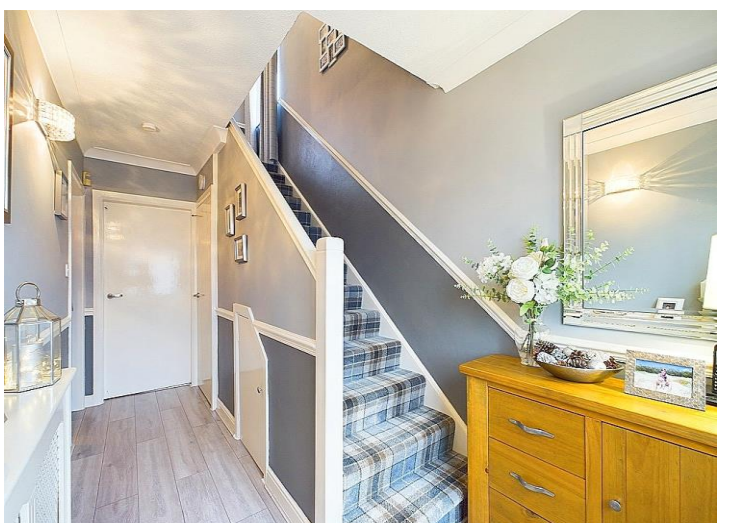
Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including 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.











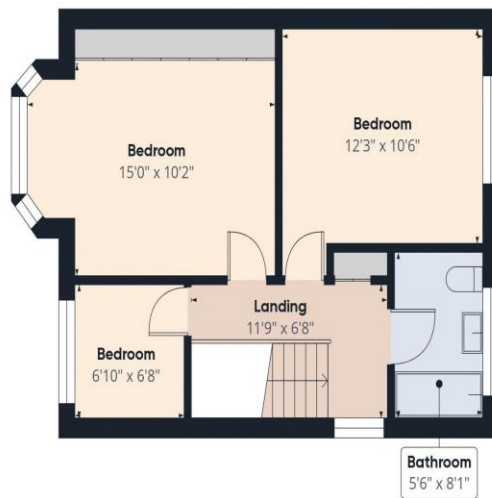
First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1063.9 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 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.

GIRAFFE360