



Offered for sale with no forward chain

Three good size bedrooms all benefiting from fitted wardrobes

Two useful outbuildings

Walking distance to local amenities, and the town centre

Well presented deceptively spacious home

Open plan kitchen diner, with patio doors to the garden

Popular residential area close to local schools

Ideal for first-time buyers, couples, and families alike

Offered for sale with no forward chain is this deceptively spacious three-bedroom semi-detached home. The property boasts a large open plan kitchen diner, with integrated appliances and uPVC double glazed French doors which lead out onto the rear garden. The property is in a popular residential area of Workington, within walking distance of the town centre and local amenities, as well as popular local schools. The accommodation briefly comprises spacious entrance hall, well presented lounge with feature fireplace and bay window, a large open plan kitchen diner, with integrated appliances and patio doors leading out onto the rear garden. To the first floor is a good-sized family bathroom which boasts a four piece suite with large corner spa bath.

Externally the property is set back from the road with a lovely low maintenance front garden, and a pathway to the side which leads to two useful brick-built outbuildings, offering excellent storage. To the rear the raised patio has steps down to a good size lawn, and a secondary walled patio area with gated access, where there is a useful storage shed and greenhouse.

The current vendor has erected a fence to the rear of the garden for maintenance reasons, however there is an additional patch of land which also belongs the property, offering the opportunity to extend the gardens. Viewing is essential to appreciate this lovely family home.

ACCOMMODATION

Entrance hall

Entered through a modern uPVC double glazed door with frosted glass panel, the spacious entrance hall has a useful under stairs storage cupboard, a radiator with modern cover. There is decorative coving to the ceiling and dado rail, with a thermostat for the heating, stairs to the first floor, and access into the lounge.



Lounge

The well presented lounge features a gas fire with marble effect insert and hearth with decorative stone surround. Decorative coving to the ceiling, a uPVC double glazed bay window which overlooks the front of the property providing plenty of natural light, with a radiator below, TV aerial point, and decorative wall lights. A wooden glazed door provides access into the kitchen diner.



Kitchen diner

A spacious open plan kitchen diner, to the dining area is a wall mounted electric fire, providing ample space for table and chairs, and uPVC double glazed French doors which lead out onto the rear garden, with wood effect flooring. To the kitchen area is a range of white wall and base units with glass fronted display cabinets, contrasting work surfaces with matching splash backs. Benefiting from integrated fridge freezer, built-in electric oven and grill, electric hob with black glass splashback, and integrated extractor hood above. With 1.5 stainless steel sink and drainer unit with mixer tap, with integrated washing machine below. A uPVC double glazed window looks out over the rear garden, there is a continuation of the wood effect flooring, with panelling to the ceiling.

First-floor landing

The landing area has a uPVC double glazed window with frosted glass on the half landing, loft access to the ceiling, with decorative coving, providing access into three bedrooms, and the family bathroom.

Master bedroom

This spacious bright and airy master bedroom is located at the front of the property and benefits from a fitted bedroom suite, incorporating floor-to-ceiling wardrobes, drawers and storage cabinets, as well as a vanity table and worktop space. An additional built-in wardrobe with hanging rails, laminate flooring, neutral décor, a uPVC double glazed window which overlooks the front of the property with a radiator.



Bedroom two

A second well proportioned double bedroom fitted with an extensive range of floor-to-ceiling wardrobes, offering excellent storage, with open shelving mirrored doors and vanity mirror. There are decorative wall lights, laminate flooring, a uPVC double glazed window which looks out over the rear of the property, benefitting from a lovely, elevated view, and a radiator below.

Bedroom three

A generously proportioned single bedroom which also benefits from fitted wardrobes offering excellent storage to the room, with a uPVC double glazed window which overlooks the front of the property, grey oak effect laminate flooring, and a radiator, with a neutral décor.

Bathroom

Conveniently located by the bedrooms the family bathroom boasts a four-piece suite, incorporating a large corner spa bath with ornate mixer tap, with handheld shower attachment, a corner shower cubicle with sliding glass doors, with electric shower with both rainfall and jet showerhead attachments. A toilet and pedestal sink, with fully tiled walls, tiled flooring, panelled ceiling, a uPVC double glazed frosted glass window and a radiator.

Externally

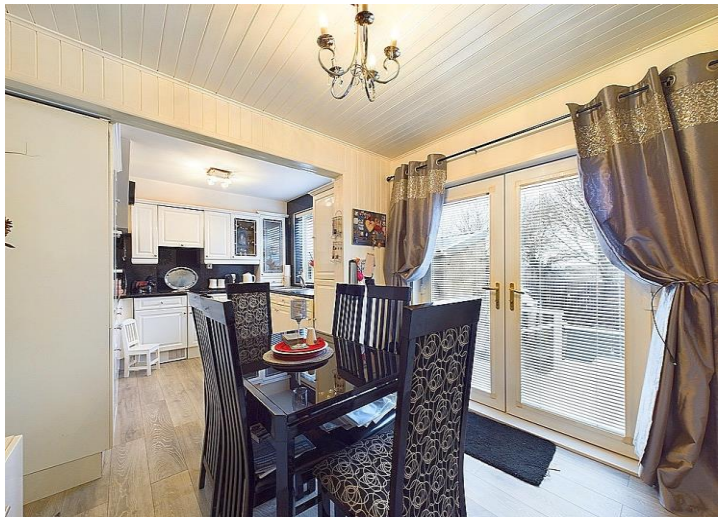
To the front of the property is a low maintenance front garden with raised gravelled areas and side path leading to the rear, where you will find two useful brick-built outbuildings. The rear garden has an elevated patio to the rear of the property, with steps down to a good size lawn, and a secondary patio area, which is fenced around with gated access, with a greenhouse and a useful storage shed. The rear of the garden has been fenced off, there is an additional piece of land behind which also belongs the property and offers the potential to make the garden bigger.

TENURE

We have been informed by the vendor the property is freehold

COUNCIL TAX BAND A

EPC TBC



LOW FEES, LOCAL EXPERTISE

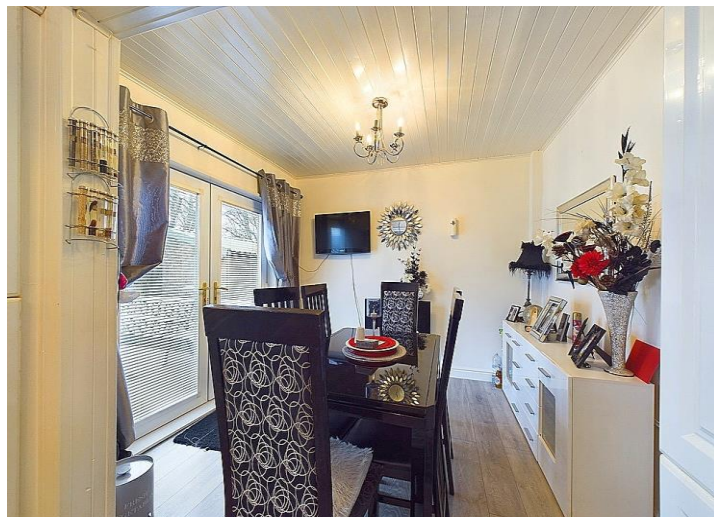
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MORTGAGES

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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.

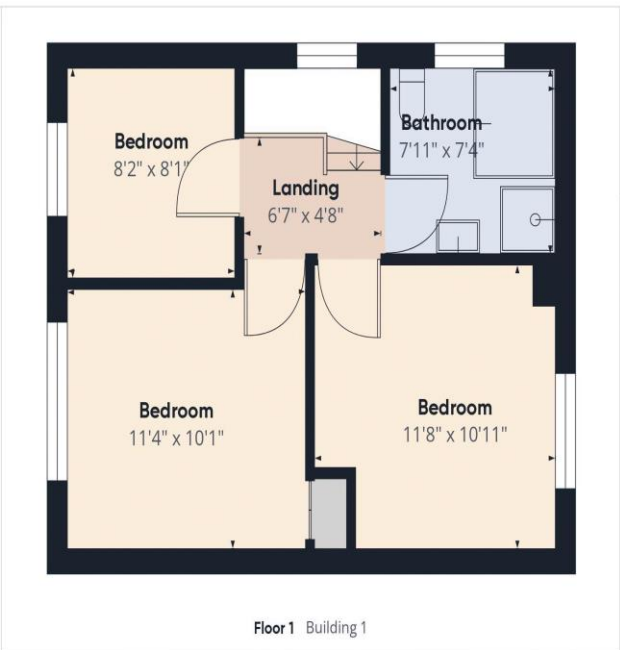
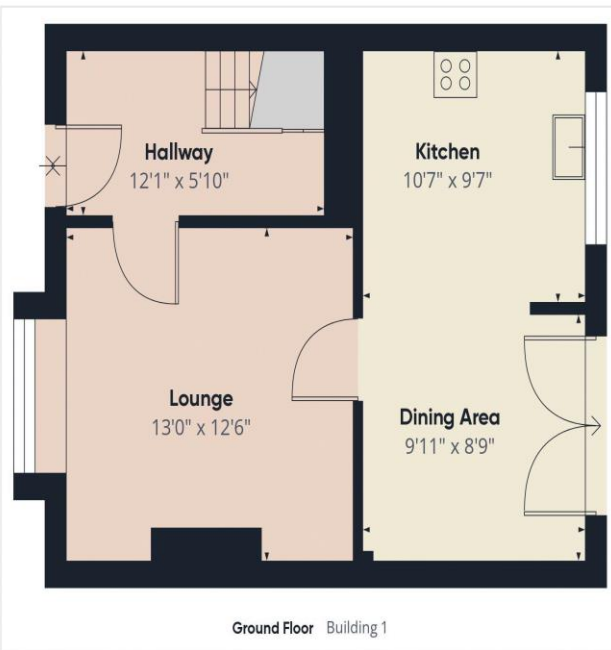




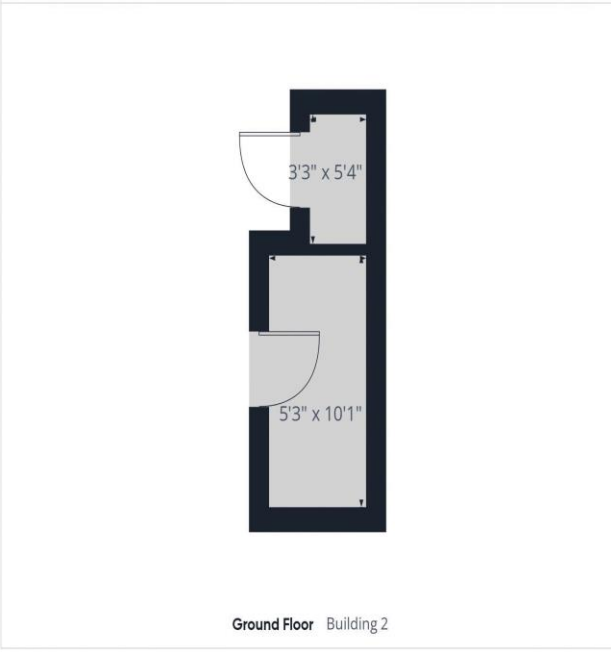
First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945
Registered office and postal address:
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: admin@firstchoicemove.co.uk www.firstchoicemove.co.uk





Approximate total area⁽¹⁾
906.09 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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