



138 VULCANS LANE | WORKINGTON | CUMBRIA | CA14 2ND

PRICE £150,000







## SUMMARY

Conveniently located in the heart of Workington with the Library, Vulcan Park, Bus Station, Shops and Train Station all within easy reach, this is a home for those who want to walk to wherever they need in minutes! Upgraded by the owner including new flooring and carpets, the property blends original character features with modern fittings including a stylish new kitchen & utility plus first floor bathroom. The accommodation includes an entrance hall, living room with bay window, a separate dining room, the kitchen and utility, a main bedroom with bay window, a box room (potential dressing room or en-suite), two further double bedrooms and the bathroom. Offered chain free, this really must be on your viewing list if town centre living is your thing!

EPC band TBC

## GROUND FLOOR ENTRANCE VESTIBULE

A part glazed wooden door with fan light over leads into entrance vestibule with glazed panel to one side allowing light into living room, attractive patterned tiled floor, a part glazed door then leads into entrance hall with a stained glass fan light over

## ENTRANCE HALL

Doors leading to all rooms, stairs to first floor landing, ornate coricing and corbels, double radiator, wood style flooring, under stair storage cupboard

## LIVING ROOM

A light and airy room with double glazed bay window to front, feature marble style fireplace with tiled fire surround and hearth, double radiator, coricing and ceiling rose, wood style flooring

## DINING ROOM

Double glazed window to rear, double radiator, space for table and chairs, coricing and wood style flooring

## KITCHEN/BREAKFAST ROOM

Recently fitted in a stylish range of base and eye level units with wood style work surfaces, single drainer sink unit with tiled splashback, four ring gas hob with extractor and oven under, integrated fridge and freezer, double glazed window to one side, space for bistro table and chairs, single radiator, wood style flooring, door to utility

## UTILITY ROOM

A handy utility with fitted base and wall cupboards including wood style work surfaces, space for washing machine and tumble dryer, wall mounted boiler in cupboard unit, double glazed window to rear, part double glazed door to yard, wood style flooring

## FIRST FLOOR LANDING

A generous split level landing with doors to rooms and access to loft space

## BEDROOM 1

A double bedroom with double glazed bay window to front, marble style fire surround, single radiator, cornice to ceiling

## BOX ROOM

With fitted storage unit, coat hooks, double glazed window to front. This has potential for a dressing room or ensuite to bedroom one

## BEDROOM 2

Double bedroom with double glazed window to rear, single radiator, feature fire surround with a mirror and display top

## BEDROOM 3

Double glazed window to rear, cast iron fire surround, single radiator, recessed cupboard with shelving

## BATHROOM

Recently fitted to include panel bath, electric shower over, pedestal hand wash basin, low-level WC. Built-in airing cupboard, double glazed window to side, chrome towel rail.

## EXTERNALLY

To the front of the property there is a compact garden area with gate and railings. Path to front door. At the rear there is a compact rear yard.

## ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

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Council Tax Band: A

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor, integrated fridge and freezer

Broadband type & speeds available: Standard 20Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates all networks have good service indoors and outside

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

From the town centre head towards the Station on Oxford Street. At the Library traffic lights turn left onto Vulcans Lane and the property will be situated on the left hand side.







Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

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