



31 ELIZABETH STREET | WORKINGTON | CUMBRIA | CA14 4DD

PRICE £175,000





SUMMARY

Located in the historic centre of Workington just by Portland Square, this traditional bay fronted home will make an excellent buy for the family who want to put their own mark on their home. Offered for sale chain free, the property will benefit from cosmetic upgrading but offers generous accommodation with four first floor bedrooms plus a large attic room for a den or home office! There are two decent size reception rooms, a lovely kitchen/breakfast room with feature fireplace and stove, plus a ground floor shower room in addition to a first floor bathroom. Lastly, to the rear there is a utility area and an enclosed courtyard style garden.

EPC band E

GROUND FLOOR ENTRANCE VESTIBULE

A painted front door with fanlight over leads into vestibule with door into hallway

ENTRANCE HALL

Doors to rooms, stairs leading to first floor, under stairs storage cupboard

LIVING ROOM

Double glazed bay window to front, fireplace with hearth, radiator, coved ceiling

DINING ROOM

Double glazed window to rear, fireplace with hearth, space for table and chairs, coved ceiling, radiator

KITCHEN/BREAKFAST ROOM

A generous room fitted in a range of base and wall mounted work surfaces, feature exposed stone fireplace and chimney breast with fitted multi fuel stove, single drainer sink unit with splashback, 5 ring gas hob with extractor and twin ovens, double glazed window to side, tile effect flooring, space for family table and chairs, door to utility

UTILITY

An L-shaped area with door to shower room, space for washing machine, double glazed window to side and door to garden

GROUND FLOOR SHOWER ROOM

Double glazed window to rear, shower enclosure with shower unit, pedestal hand wash basin, low level WC. PVC cladding to wall areas

FIRST FLOOR LANDING

Doors to rooms, opening on half landing leading to bedroom 3 and bathroom, Velux window to rear, door to stairs leading up to attic room, two storage cupboards

BEDROOM 1

Window to front, coved ceiling, radiator, wardrobes with mirror doors

BEDROOM 2

Double glazed window to rear, radiator, coved ceiling

BEDROOM 3

Velux window to rear, double glazed window to side,

BEDROOM 4

Window to front, radiator

BATHROOM

Double glazed window to side, panel bath with shower and screen, pedestal hand wash basin, low level WC. Wood cladding to walls

ATTIC ROOM

A second floor room of generous proportions with vaulted ceiling, two sets of eaves cupboards, two Velux windows

EXTERNALLY

The property benefits from a paved enclosed courtyard garden to the rear with PVC rear door to back lane.

ADDITIONAL INFORMATION

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

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: B

Tenure: Ancient Leasehold

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

Fixtures & Fittings: Carpets

Broadband type & speed: Standard 16Mbps / Superfast 80Mbps / Ultrafast is available at 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates O2 has service but other networks have limited service indoors. All networks are ok outdoors

Planning permission passed in the immediate area: None known

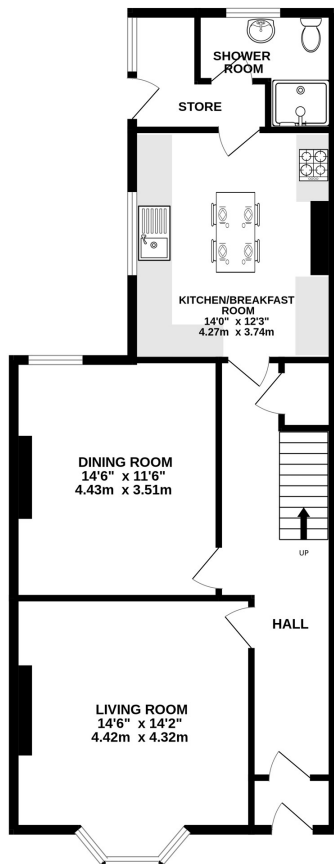
The property is not listed

DIRECTIONS

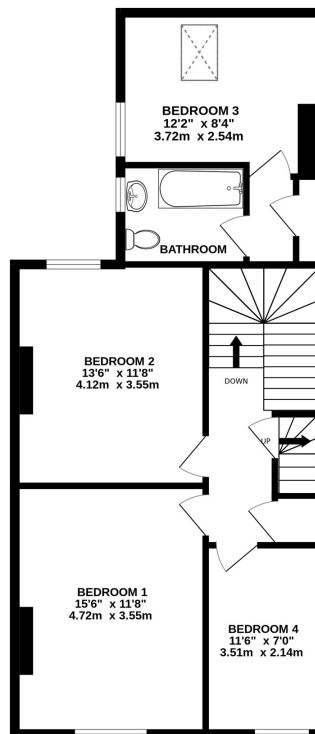
From the town centre head out past the Washington Hotel and turn left at the mini roundabout by Kwik Fit onto Guard Street. Turn left onto Park End Road and then take the second turning on the left into Elizabeth Street where the property will be located on the right hand side.



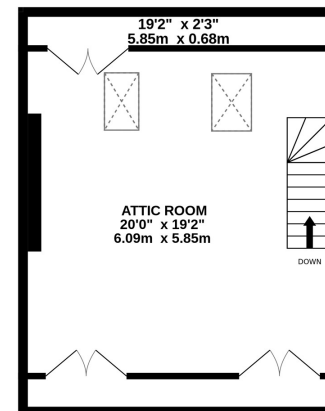
GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



2ND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1986 sq.ft. (184.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		