



33 STATION ROAD | WORKINGTON | CUMBRIA | CA14 2UZ

PRICE £120,000





SUMMARY

This is a rare opportunity to purchase a town centre three storey building, located mid way between the shopping centre and the train station which has been converted into three one bedroom apartments. With a little finishing off, this will be ready to get on the rental market and each apartment includes a living room, modern kitchen, double bedroom and bathroom. In addition there is a decent size outbuilding at the rear and a courtyard style garden for the ground floor flat to enjoy.

EPC band TBC

ENTRANCE COMMUNAL HALL

Front roadside door leads into a communal hall. the ground floor apartment is accessed from the ground floor lobby. the first floor apartment has an entry door on first floor landing and the second floor apartment also has an entry door on first floor landing with private stairs leading up to second floor

GROUND FLOOR APARTMENT LIVING ROOM

Door from hallway leads into living room with double glazed window to front, double radiator, door to inner hall

INNER HALL

Doors to kitchen, bedroom and bathroom, two built in cupboards, radiator

KITCHEN

Fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob and extractor, space for oven, radiator, space for washing machine and fridge freezer, double glazed window to rear, part double glazed door to garden

BEDROOM

Double glazed window to rear, radiator

BATHROOM

Panel bath with shower attachment, pedestal hand wash basin, low level WC. Radiator, extractor fan, tiled walls and flooring

EXTERNALLY

To the rear is a courtyard garden, accessed from ground floor apartment and with shared access steps at the end through a rear gate. Useful storeroom at the end of the garden

FIRST FLOOR APARTMENT ENTRANCE HALL

A door on communal hall leads into the first floor apartment with doors to rooms, storage cupboard

LIVING ROOM

Double glazed window to front with blinds, radiator, door into kitchen

KITCHEN

Fitted in a range of modern base and wall units with work surfaces, single drainer sink unit, splashback, electric oven hob and extractor, space for fridge and washing machine, double glazed window to front with blinds, radiator

BEDROOM

Double glazed window to rear, radiator



BATHROOM

Fitted with panel bath, thermostatic shower unit and screen, pedestal hand wash basin, low level WC. Radiator,

SECOND FLOOR APARTMENT ENTRANCE

A door on first floor landing opens into a lobby with private stairs leading up to second floor level and into hall

HALL

Doors to rooms, storage cupboard

LIVING ROOM

Double glazed window to front, radiator, door to kitchen

KITCHEN

Fitted modern units with worktops, single drainer sink unit, electric hob with oven and extractor, space for fridge and washing machine, wall mounted boiler, double glazed window to front, walk in storage cupboard

BEDROOM

Double glazed window to rear, radiator

BATHROOM

Fitted with panel bath, thermostatic shower unit and screen, pedestal hand wash basin, low level WC. Radiator,

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: 01900 606006

whitehaven@lillingtons-estates.co.uk

Council Tax Band: Each apartment is in band A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, most ovens hobs and extractor fans, fitted blinds

Broadband type & speeds available: Standard 17Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates O2 and Vodafone have service indoors, but others have limited signal. All networks have service outside

Planning permission passed in the immediate area: None known

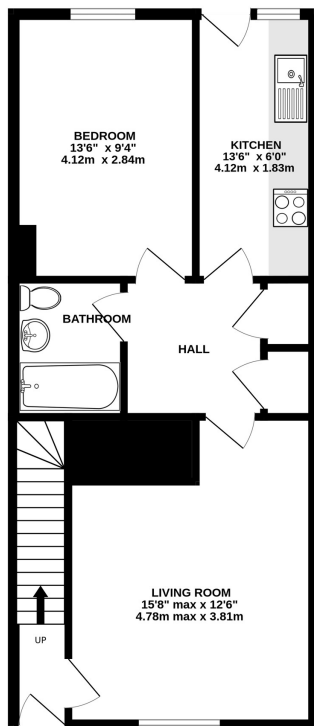
The property is not listed

DIRECTIONS

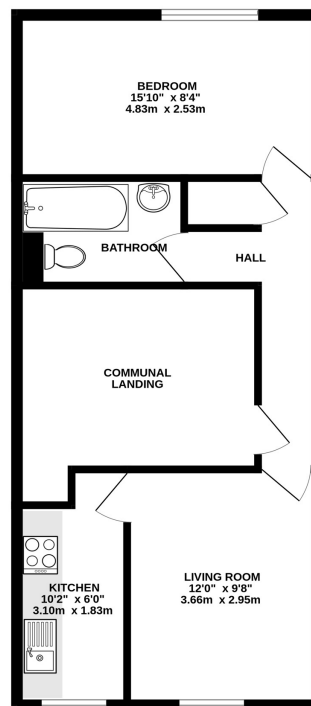
From the town centre head down Oxford Street towards the station which becomes Station Road. Pass the corner shop and the property will be located on the left hand side.



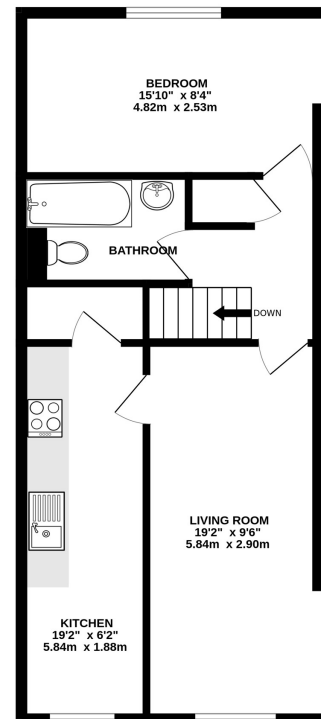
GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



2ND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1609 sq.ft. (149.5 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