



HARRISON INGRAM

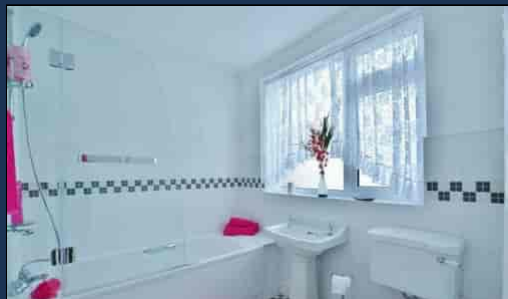
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Chapel Street, Distington,
Workington, CA14 5UL



£95,000

If you are a **FIRST TIME BUYER** or **INVESTOR** looking for a **REALISTICALLY PRICED HOME** in a **GREAT LOCATION** with **NO ONWARD CHAIN**, then we suggest you take a look at this attractive and extended terraced property.

This lovely home offers bright, well maintained and **DECEPTIVELY SPACIOUS** accommodation and **INTERNAL VIEWING** is **HIGHLY RECOMMENDED** to fully appreciate what is on offer!!!!

Quietly situated within the village of Distington which is superbly located between Workington and Whitehaven where they both offer an array of shops, bars, restaurants and leisure facilities.

The village of Disington itself offers a convenience store, school, doctors surgery, fish & chip shop, regular bus services and great road links with a short drive to the western lakes and surrounding fells, coastline and golf clubs.

The property is decorated in neutral colours throughout and briefly comprises entrance hallway, spacious through lounge/diner with a feature spiral staircase, good size fitted kitchen/diner with appliances, ground floor bathroom and to the first floor are **TWO DOUBLE** bedrooms. Other benefits include; gas central heating (not tested) and double glazed windows. Externally there is a small court yard with storage/outbuilding and access to the rear.

ENTRANCE HALL

Double glazed entrance door, fitted carpet tiles, radiator.

LOUNGE/DINER

23' 3" x 13' 2" (7.09m x 4.01m) A spacious and bright room with double glazed window to front, feature spiral staircase, **COAL EFFECT** gas fire set in stone surround with marble hearth, fitted carpet, coved ceiling, and two radiators.

KITCHEN

13' 2" x 9' 2" (4.01m x 2.79m) Again, a lovely size room with Double glazed window to rear, two roof lights, fitted with matching range of wall, base and drawer units, built in double electric oven, inset halogen hob with stainless steel splashback and extractor above, ample worktop surfaces, inset stainless steel sink unit with chrome mixer tap, washing machine, fridge freezer, ceramic tiled floor, tiled to splashback areas, radiator, access to:-

REAR HALL

Double glazed door to back yard, tiled flooring, radiator.

Important Notice - any areas, measurements or distances are approximate. The text, photographs, are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Harrison Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves upon inspection.

BATHROOM

10' 3" x 6' 5" Double glazed window to side, white suite comprising panelled bath with chrome mixer tap/shower attachment, glass shower screen, pedestal wash hand basin with chrome taps, low level WC, extractor fan, tiled floor, tiled to splashback areas, extractor and radiator.

LANDING

Fitted carpet and access to loft.

BEDROOM 1

13' 2" x 9' 11" (4.01m x 3.02m) Double glazed window to front, coved ceiling, built in wardrobe, built in cupboards and shelving, fitted carpet and radiator.

BEDROOM 2

13' 2" x 10' 6" (4.01m x 3.20m) Double glazed window to rear, built in wardrobe, built in airing cupboard housing boiler for central heating and hot water, fitted carpet and radiator.

BACK YARD

With brick built outhouse which is great for storage, rear pedestrian access and patio area.