



59 CHAUCER ROAD | WORKINGTON | CUMBRIA | CA14 4HR

PRICE £130,000





SUMMARY

Rarely available, this modern middle terrace house on Chaucer Road in Workington makes an ideal way to get onto the housing market or great addition to your buy to let portfolio! Located in an extremely popular area and offered chain free, the property includes an entrance porch, a spacious living room, a modern kitchen with breakfast bar, two decent bedrooms plus bathroom, an enclosed low maintenance garden to the rear and an allocated parking space at the front.

EPC band D

GROUND FLOOR ENTRANCE PORCH

A part glazed PVC front door leads into porch with contemporary style part glazed door to living room

LIVING ROOM

Double glazed window to front with blinds, radiator, gas fire with surround and hearth, wood style flooring, stairs to first floor, coved ceiling, modern part glazed door to kitchen

KITCHEN/BREAKFAST ROOM

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

FIRST FLOOR LANDING

Doors to rooms, radiator, access to loft space

BEDROOM 1

Two double glazed windows to front, radiator, built in double wardrobe, built in cupboard housing combi boiler, wood style flooring

BEDROOM 2

Double glazed window to rear with blinds, radiator, wood style flooring

BATHROOM

Double glazed window to rear, panel bath with shower attachment and screen, pedestal hand wash basin, low level WC. radiator, extractor fan, wood style flooring



EXTERNALLY

To the front there is an allocated parking space with path to front door. The rear garden is enclosed and includes a paved patio area, an area laid with stone chippings and an area of lawn. Rear access gate.

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: B

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speed: Standard 11Mbps / Superfast 66Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates that EE has signal indoors but others have limited service inside. All providers have service outdoors

Planning permission passed in the immediate area: None known

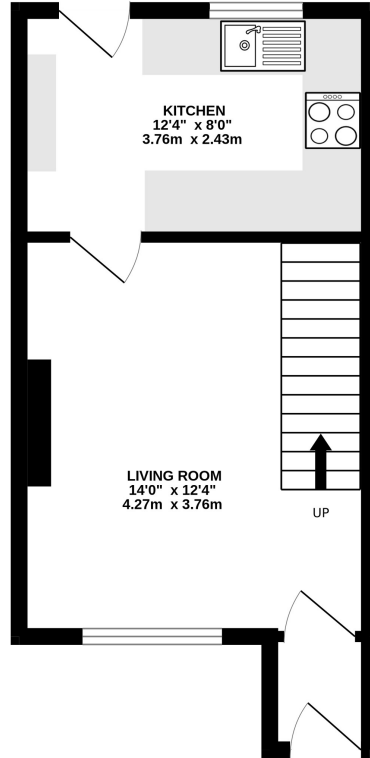
The property is not listed

DIRECTIONS

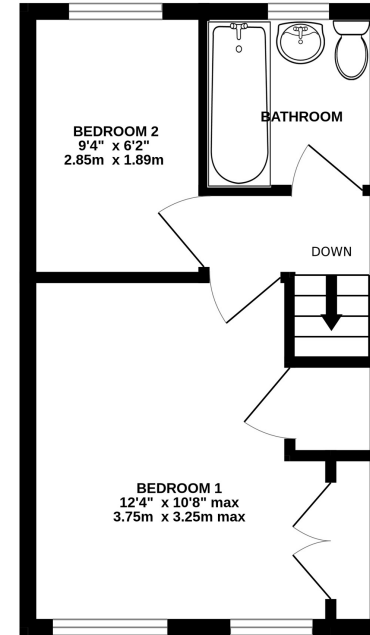
From the town centre head out on High Street (A596) and passing Newlands Lane, take a right turn into Ashfield Road. Take the 4th turning on the left into Chaucer Road. Follow the road into the estate and turn left at the T-Junction, then turning left into the next cul de sac where the property will be located on the right hand side.



GROUND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA: 548 sq.ft. (50.9 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.

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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		89
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			