



Moss Bay Road, Workington

- Spacious mid-terrace house
- Open aspect living-diner & kitchen
- Bathroom & ensuite
- Close to schools and amenities
- Finished to a high standard
- Two double bedrooms
- Enclosed rear yard
- No onward chain

Guide Price £85,000

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Moss Bay Road, Workington

DESCRIPTION

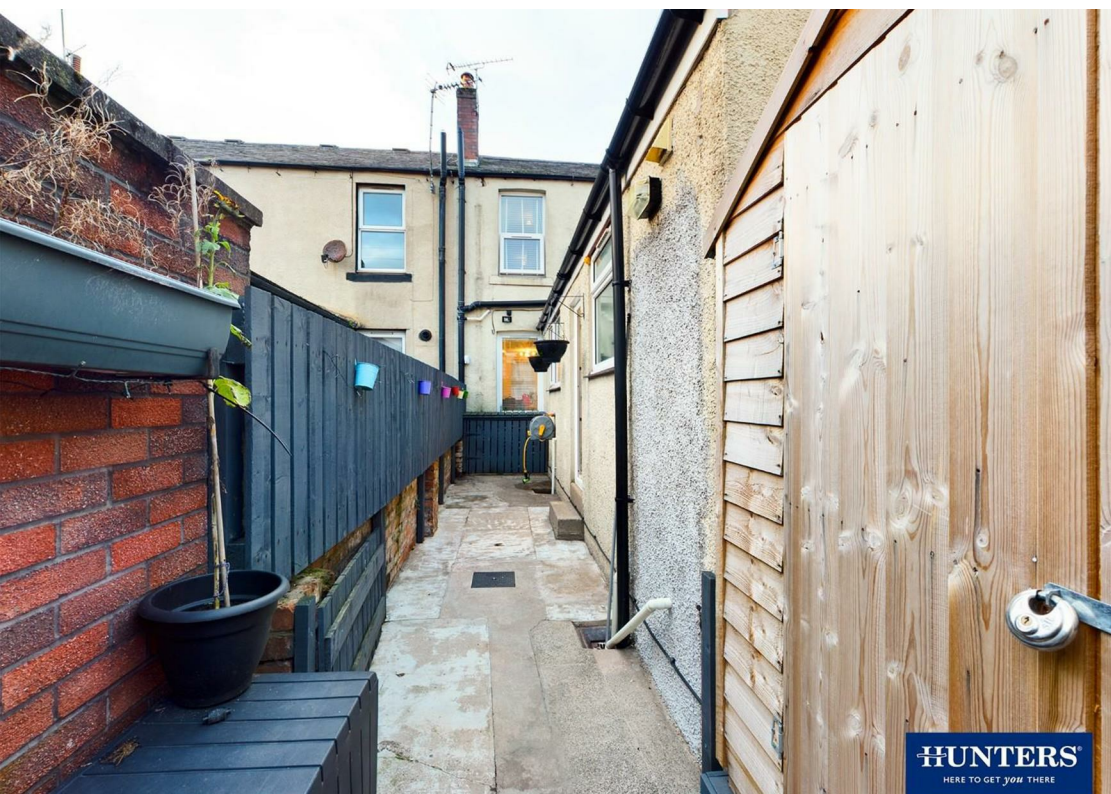
Be prepared to fall in love with this spacious and immaculately presented home. Sold with no onward chain and offering exceptional value for money, this fabulous property suits a variety of buyers.

Renovated throughout to an impeccable standard, this exceptional property really is one of a kind. Offering bright and airy living space throughout 219 Moss Bay Road would make the perfect purchase for first time buyers, families, and down sizers.

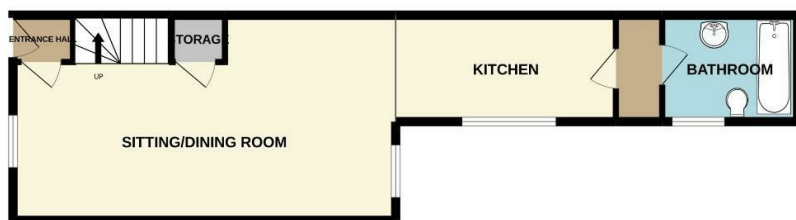
The property sits within easy reach of Workington Town Centre. The amenities of the town are within walking distance and the area has a local convenience store, Chinese takeaway and just a little further away is Asda. There are a few schools nearby, including both Victoria junior and infant schools as well as Westfield Primary School. The two secondary schools are also within walking distance.

The property benefits from an open aspect living room-diner & kitchen along with modern bathroom on the ground floor. To the first floor are two spacious double bedrooms with storage and an ensuite. There's a secure yard to the rear with ample on street parking to the front.

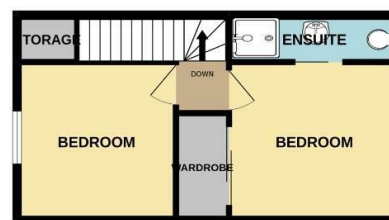




GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.1 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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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

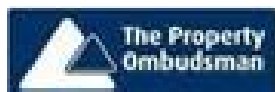
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Lillyhall Office on 01900 872001 if you wish to arrange a viewing appointment for this property or require further information.

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