



## Ramsay Brow

Workington, CA14 4BA

Guide Price £165,000



- Deceptively Spacious Mid-Terraced House, Renovated in the 1990's
- Full of Characterful Features & Charm
- Kitchen with Adjoining Terrace, enjoying Garden Views
- Three-Piece Family Bathroom
- On-Street Permit Parking Available
- Located Moments from Workington Town Centre
- First Floor Living/Dining Room with Vaulted Ceiling & Gas Stove
- Three Bedrooms (Two Double & One Single)
- Rear Courtyard and Generous Low-Maintenance Garden
- EPC - E

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Located only moments from Workington town centre lays this deceptively spacious three bedroom house, which is not just your standard mid-terrace, rather it is an extra special property packed with characterful features and charm offering a unique home for those seeking something slightly different. Located conveniently for the town centre amenities and transport connections, the internal layout is of the upside-down style, with the first floor having an open-plan living/dining room which is complete with a feature gas stove and vaulted ceiling, leading onto a spacious kitchen with an adjoining balcony which offers lovely views of the private rear garden. Of particular note, the first floor is flooded with natural light via six Velux windows. Three bedrooms and family bathroom occupy the ground floor. Externally, there are multiple areas to relax and entertain including a paved rear courtyard area and a generous low-maintenance rear garden, which benefits from sunshine throughout the day with it being South facing. Whilst the property is ready for the new owners to move straight into, there is excellent scope to upgrade and add their personal touches over time. Contact Hunters today to arrange your viewing!

The accommodation, which has gas central heating and majority double glazing throughout, briefly comprises a hallway, three bedrooms and bathroom to the ground floor with a living/dining room and kitchen to the first floor. Externally there is a rear courtyard, rear garden, and a balcony. EPC rating - E and Council Tax Band - A.

Located on the fringe of Workington town centre, it is just a short walk to enjoy a wide range of shops, restaurants, bars and coffee shops. For those with children there are infant and junior schools at the Ashfield and the Victoria Primary Schools, and for secondary stage there is the Workington Academy and St Joseph's. Within the town centre you have excellent transport connections including bus and railway stations which connect throughout West Cumbria.



## GROUND FLOOR:

### HALLWAY

Barn-style entrance door from the front, internal doors to three bedrooms and bathroom, external door to the rear courtyard, stairs to the first floor living/dining room, tiled flooring and two radiators.

### BEDROOM ONE

Two single glazed windows to the front aspect both with secondary glazing units, a double glazed door to the rear courtyard and a radiator.

### BEDROOM TWO

Single glazed window to the front aspect with secondary glazing unit, exposed floorboards and a radiator.

### BEDROOM THREE

Double glazed Velux window, single glazed window to the rear aspect and a radiator.

### BATHROOM

Three piece suite comprising a WC with high-level cistern, pedestal wash hand basin and a freestanding bath. Part-tiled walls, tiled flooring, towel radiator and a single glazed window to the front aspect with secondary glazing unit.

## FIRST FLOOR:

### LIVING/DINING ROOM

Living Area:

Three double glazed Velux windows, a single glazed window to the front aspect with secondary glazing unit, radiator, feature gas stove and exposed brickwork walls.

Dining Area:

Three double glazed Velux windows, a single glazed window to the front aspect with secondary glazing unit, stairs up from the ground floor hallway, exposed floorboards, internal door to the kitchen and a radiator.

### KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated electric oven, gas

hob, one bowl sink with mixer tap, space for a fridge freezer, space and plumbing for a washing machine, space for a tumble drier, wall-mounted gas boiler, radiator, tiled flooring, four double glazed Velux windows, two single glazed windows to the front aspect with secondary glazing units, double glazed window to the rear aspect and a small double glazed external door to the balcony.

## EXTERNAL:

Balcony:

Accessible from the kitchen, a raised balcony area with views down the garden.

Courtyard:

Accessible from the hallway and bedroom one, a paved courtyard area with external cold water tap and metal steps with gate up to the rear garden.

Rear Garden:

A raised mature garden, benefitting from a gravelled garden area with cobble pathway, paved seating area and mature trees and shrubs throughout.

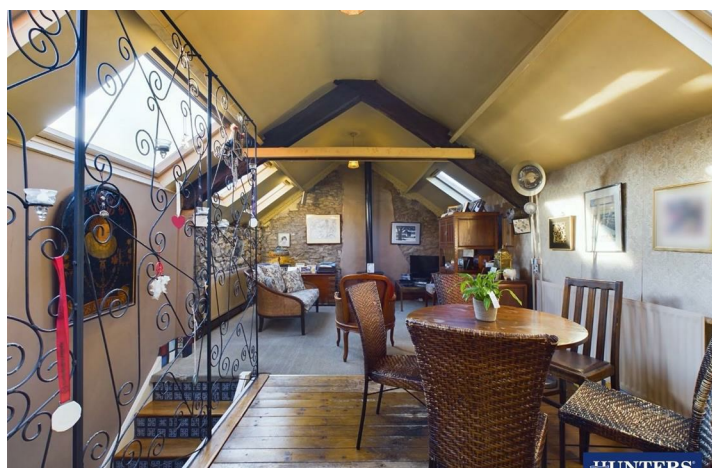
Parking:

On-street permit parking within the vicinity.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - slave.frame.curiosity

## Floorplan



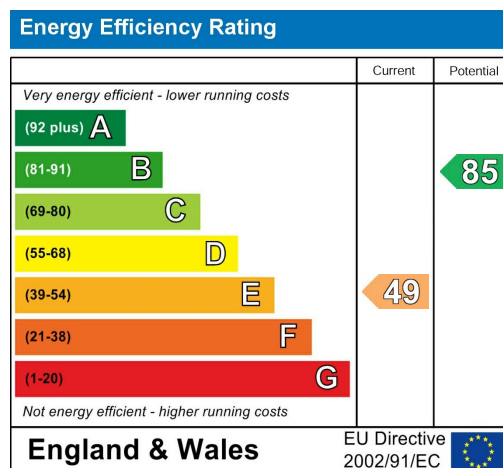








## Energy Efficiency Graph

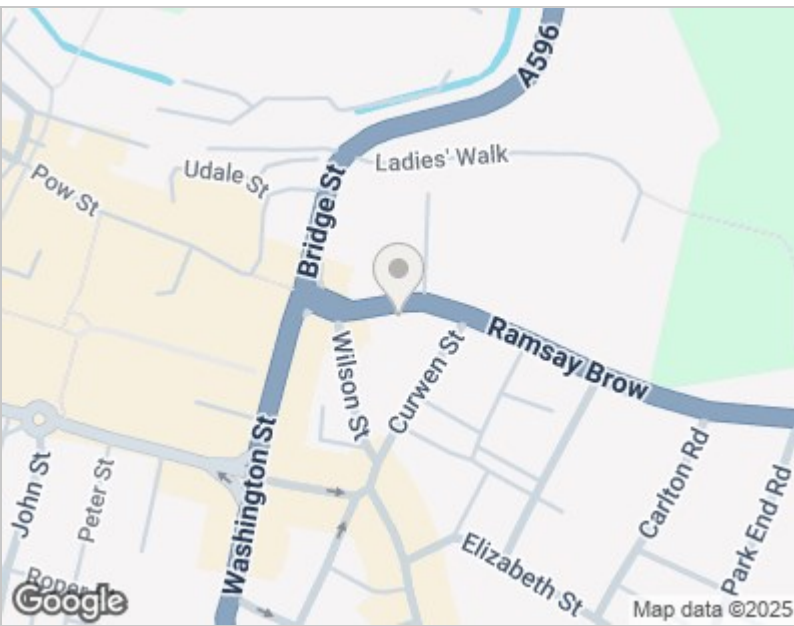


## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map



**HUNTERS**  
HERE TO GET YOU THERE

Tel: 01228 584249





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