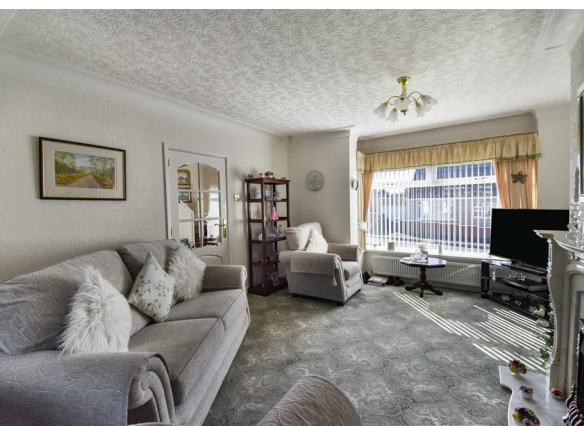


Kiln Green Avenue, High Harrington, CA14 4LN

Offers Over £195,000

Council Tax Band: B



Wow! Don't miss this fabulous property.

Located in one of the most desirable areas of High Harrington, this gorgeous property has everything needed in a perfect family home.

A quiet, and safe, location, elevated position with views and high quality internal and external space, all combine to make this property something special.

The heart of this home is the large lounge diner that extends to the full depth of the property. Large windows to both elevations maximise the natural light and this enhances the quality of this living space. A brand new, feature gas fire complements the fully-serviced gas central heating system.

The attractive kitchen has lots of storage and worktop space, as well as room for a kitchen table - perfect for informal dining. A small utility room, complete with downstairs toilet, leads to a large conservatory that is a great place to relax.

Upstairs, there are two double bedrooms and a single room, each offering plenty of room for beds and bedroom furniture. The internal accommodation is completed by a fully-tiled family bathroom, which has a shower-over-bath suite.

Outside, the attractive rear garden has both a lawned and hardstanding area, and a handy garden shed for extra storage. The front garden has been professionally laid with synthetic grass, providing both an attractive and low maintenance surface.

In addition to the secure parking offered by the attached garage, the driveway can accommodate two more vehicles, and great views of the Solway Firth with Scotland beyond.

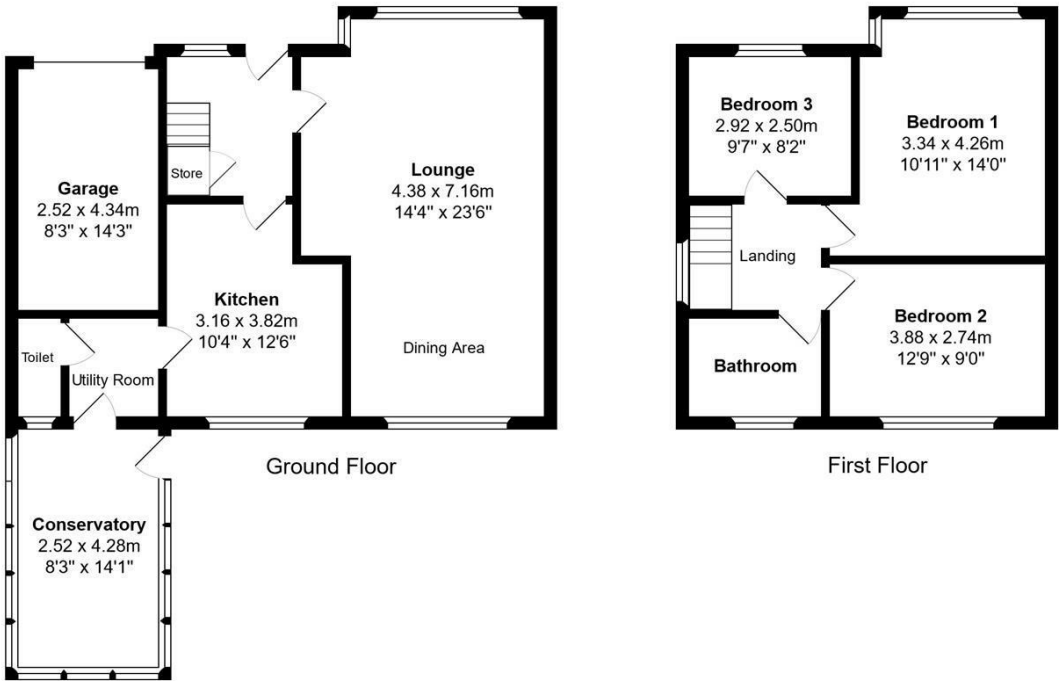
In summary, a rare opportunity to purchase an immaculate property in a brilliant location. Early viewing is highly recommended.



Open House West Cumbria

Floor Plans: 15 Kiln Green Avenue, High Harrington

Not to Scale: Dimensions and layout for guidance only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	