



15 Bannatyne Drive, High Harrington, CA14 4LQ

Guide Price **£270,000**

PFK

15 Bannatyne Drive

The Property

Tucked away in a quiet cul-de-sac in a popular part of High Harrington, 15 Bannatyne Drive is an extremely well presented three bedroom detached bungalow, with modern kitchen and bathroom, and a superb garden which backs onto open fields, perfect for green fingered retirees who dont want the hassle of modernising!

The accommodation is light and airy feeling, with well proportioned rooms and contemporary decor, comprising; lounge with dining space for an eight person table and sliding doors to the gardens, breakfast kitchen with integral appliances, rear porch, two well proportioned double bedrooms, single bedroom, and a recently installed bathroom with walk in shower cubicle.

Externally there is a lawned garden and driveway parking for two cars to the front, a large single garage - capable of parking a reasonable sized car, or as a fantastic workshop space, and a storage outbuilding. The rear gardens are a gardeners delight, laid to lawns, patio areas and a wide variety of mature colourful perennials, shrubbery and trees, all backing onto open fields, not only enjoying a lovely peaceful outlook, but a real sun trap too.

Bungalows of this size and standard rarely come up for sale, so book an early inspection to avoid missing out.





15 Bannatyne Drive

Location & Directions

High Harrington offers a range of amenities from local shops, primary schools, public houses and the marina. It is located on the edge of the well serviced town of Workington with many local and high street shops, cafes, bars, restaurants, theatres and leisure facilities. There are excellent road and rail links with easy access to both the west coast and the Lake District National Park.

Directions

The property can be located using the postcode CA14 4LQ or alternatively What3words: [///clutches.victory.crop](https://www.what3words.com/clutches.victory.crop)

- Three bed detached bungalow
- Immaculately presented
- Lounge/dining room, new bathroom with shower
- Quiet cul-de-sac
- Large garden backing onto fields
- Tenure: Freehold - TBC
- Council Tax: Band C
- EPC rating TBC



ACCOMMODATION

Entrance Hallway

14' 1" x 3' 11" (4.30m x 1.19m)

Accessed via composite front door with double glazed inserts, points for telephone and broadband, two built in storage cupboards, oak doors to all rooms.

Lounge-Dining Room

24' 10" x 24' 8" (7.57m x 7.53m)

Large rear aspect lounge-dining room, with sliding doors to the garden. Gas fire in granite hearth and surround, point for TV, space for three piece suite and dining table for six, decorative coving.

Kitchen

11' 10" x 8' 0" (3.60m x 2.45m)

Dual aspect room comprising a range of base and wall units in a light wood finish with a complementary dark granite effect counter top and tiled splash back. Four burner counter top mounted ceramic hob, separate electric oven/grill and extractor fan over. Stainless steel sink with drainage board and mixer tap, integral dish washer, space for free standing fridge freezer and two person dining table.

Porch

2' 11" x 6' 0" (0.90m x 1.84m)

Rear aspect room with glazed UPVC door giving access to garden, tiled flooring.

Bedroom 1

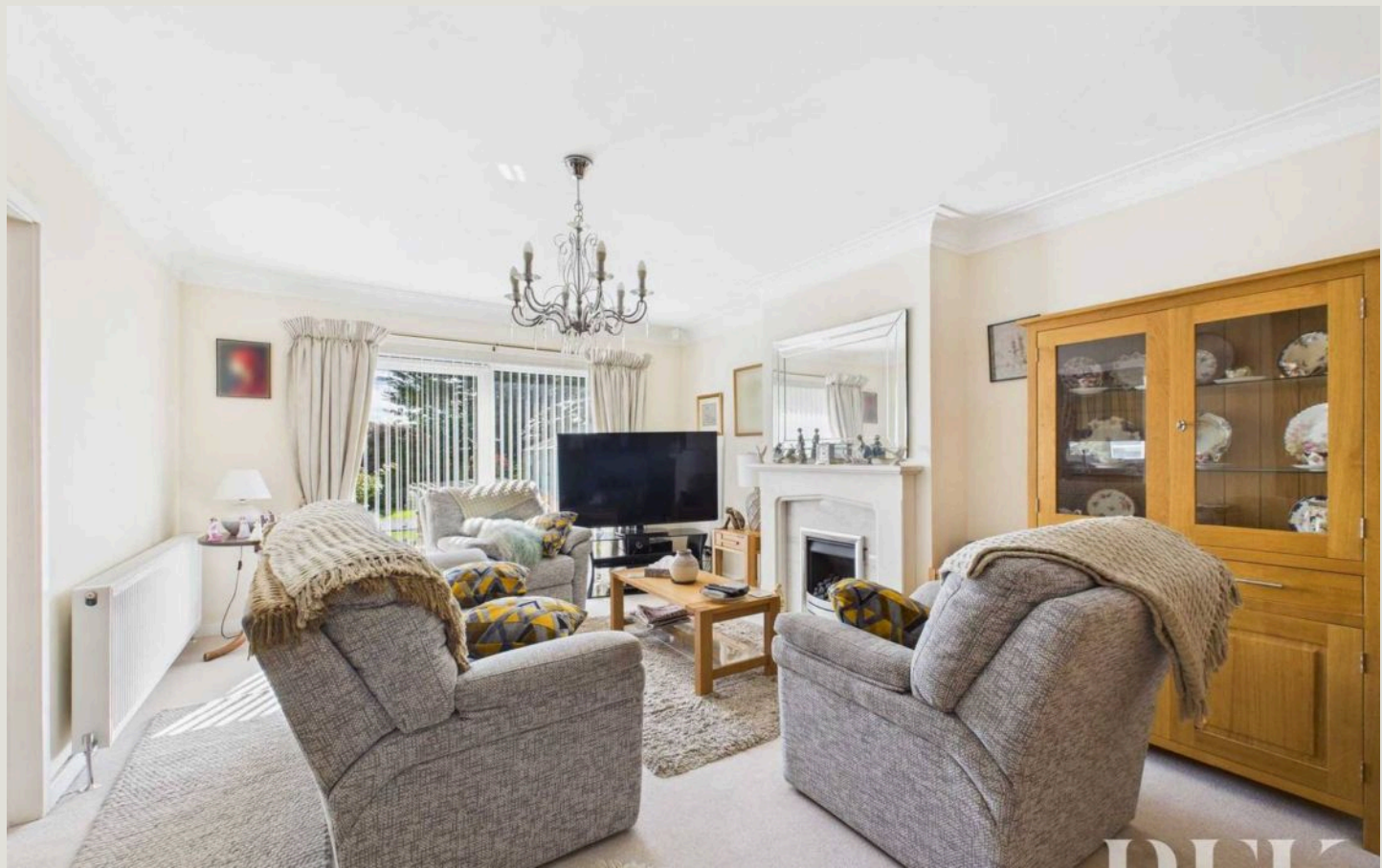
10' 2" x 10' 10" (3.11m x 3.30m)

Front aspect double bedroom with fitted wardrobes.

Bedroom 2

10' 6" x 10' 10" (3.20m x 3.30m)

Front aspect double bedroom.



Bedroom 3

8' 10" x 5' 11" (2.70m x 1.81m)

Side aspect single bedroom.

Bathroom

4' 4" x 7' 9" (1.32m x 2.36m)

Side aspect room with recently installed three piece suite comprising walk in shower cubicle with mains powered shower, WC and wash hand basin. Tiled walls and flooring, heated towel rail.

EXTERNALLY**Garden**

Lawned front garden.

Rear Garden

Fantastic large rear garden laid to lawn with mature colourful perennials, trees, shrubbery, greenhouse and patio area, all backing onto open fields.

Driveway

2 Parking Spaces

Gated driveway parking for two cars

Garage

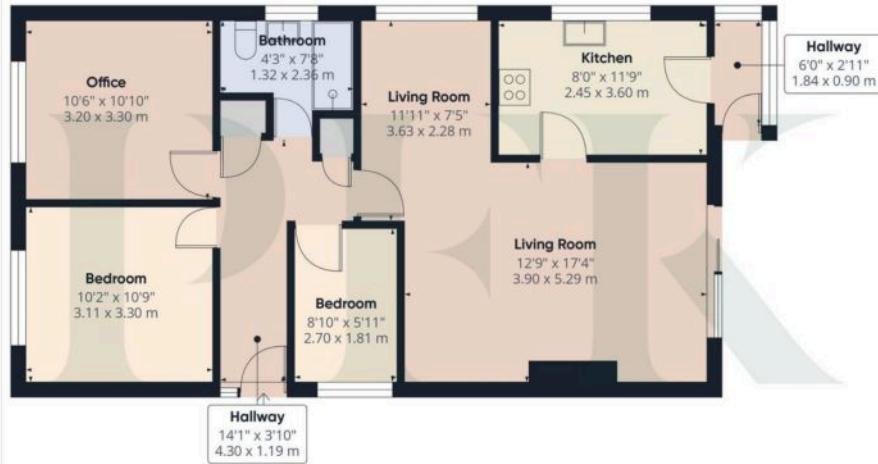
Single Garage

Attached large single garage which can accommodate a saloon style car.





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Approximate total area⁽¹⁾
801 ft²
74.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

DRAFT 360

ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referrals & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee :
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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