



A perfect home for first-time buyer, couple or young family

Dining area with French doors

Eye-catching kitchen in excellent condition

Spacious driveway and also boasts a garage

Highly sought-after and quiet area

Lovely light and airy lounge

Boasts a conservatory, setting the rear garden

Stylish, four piece first floor bathroom

Low maintenance garden to both the front and rear

Just ten minutes drive to Whitehaven or Workington

This fabulous home offers excellent value for money and would be a superb choice for a first-time buyer, couple or with its three lovely bedrooms a family. The property is set in a quiet residential area within the ever popular area of high Harrington. Throughout, the property has tasteful décor which is in excellent condition and is ready to move into. You could simply move in, unpack and put your feet up. The property has a hallway which leads through to a lovely, open plan lounge and diner. A nice touch is the French doors which open up to the conservatory, providing additional, versatile living space. The kitchen has plenty of style, with its high gloss grey units. To the first floor, there are three well presented bedrooms and a stylish, four piece bathroom suite. There is also plenty on offer outside, with a spacious driveway, a detached garage and a pleasant, low maintenance garden to both the front and rear. Its quiet location is only ten minute drive to the nearby towns of Whitehaven and Workington. You could of course enjoy a pleasant stroll around Harrington Harbour, where views towards Scotland and up the coast to be enjoyed. For those with young children Beckstone Primary School and St Mary's Catholic primary School are just a five-minute drive away. To view this lovely home and all it has to offer please contact the office and we will arrange a viewing.

ACCOMMODATION

Hallway

This pleasant hallway is entered via a stylish composite door with frosted glass panel and there is decorative coving and a radiator. A stylish fully glazed door leads through to the open plan lounge and diner and are stairs to the first floor landing.

Lounge

This lovely, bright room has a feature fireplace, coving, an under stairs storage cupboard and a radiator is neatly set below a uPVC double glazed window that looks out to the front. There is plenty of space for living room furniture and the lounge opens up to the dining area.

Dining area

Here you will find plenty of space for a family size dining room table and chair set. The tastefully decorated room has coving, and a fully glazed door leads to the kitchen, whilst French doors allow in lots of natural light and lead out to the conservatory.

Conservatory

A fantastic addition to the property is this dwarf wall conservatory which has blinds, power points, modern flooring and a ceiling fan with lighting. There is also glazed door which leads out to the garden.

Kitchen

This eye-catching kitchen incorporates a range of high gloss wall and base units, with a complementary worktop and tile splash backs. There is a built-in electric oven, with a separate hob and extractor in place above. A sink with drainer board and mixer tap, is positioned below a uPVC double glazed window. There is plumbing for a washing machine, space for a tumble dryer and fridge freezer. A half glazed uPVC door leads out to the exterior.

First floor landing

The landing has a uPVC double glazed window which allows in natural light. There is decorative coving and doors which lead to all three bedrooms, the bathroom and the loft.

Bedroom one

A lovely, light and airy double bedroom which is beautifully presented and features decorative coving, a radiator and a uPVC double glazed window to the front.



Bedroom two

A second light and airy double bedroom with coving, a radiator and a uPVC double glazed window looking out over the rear garden.

Bedroom three

The third bedroom benefits from a built-in cupboard, coving, a radiator and a uPVC double glazed window.

Bathroom

The bathroom, like the rest of the property is in fantastic condition and has a four piece suite. There is a bath with waterfall mixer tap and shower attachment and a shower cubicle with both rainfall and handheld showerhead. A wash basin with waterfall mixer tap, is set over a vanity unit which provides storage. The bathroom has a pushbutton toilet, fully tiled walls, a chrome heated towel rail and a uPVC double glazed frosted window.

Garage

The property benefits from a garage with an up and over door.

Exterior

At the front of the property there is a spacious driveway, which provides plenty of off-street parking and there is space for anybody with a caravan or motorhome. There is also a well-maintained garden to the front with a lawned area and a range of mature trees providing a splash of colour. The rear garden has plenty of space, yet low maintenance. There is a lawned area, mixed coloured gravel areas which provide both a path and pleasant seating area.

TENURE

We have been informed by the vendor that the property is freehold.

COUNCIL TAX BAND B

EPC D



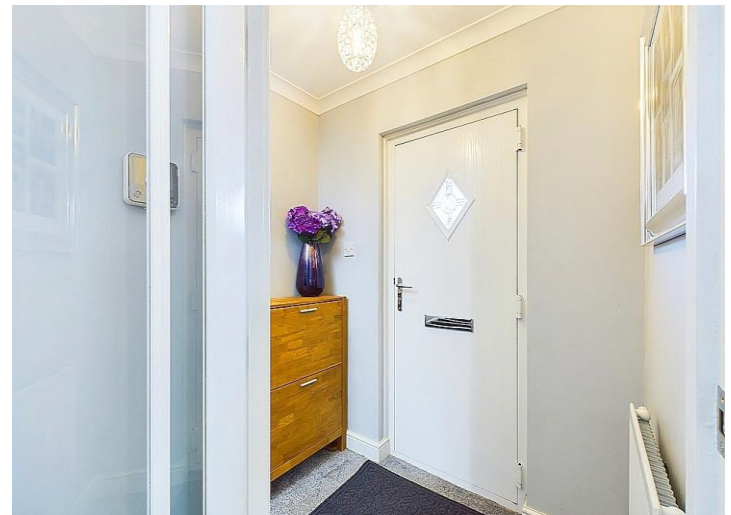
LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.



MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

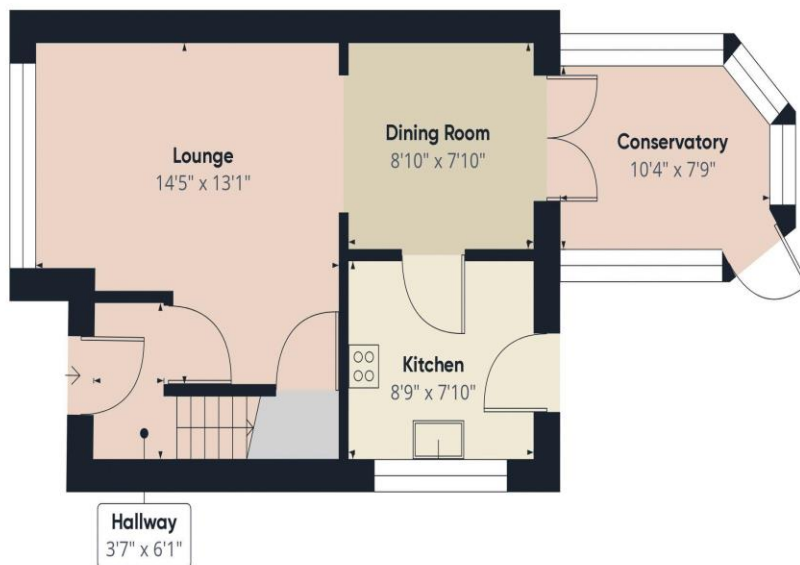


NOTE

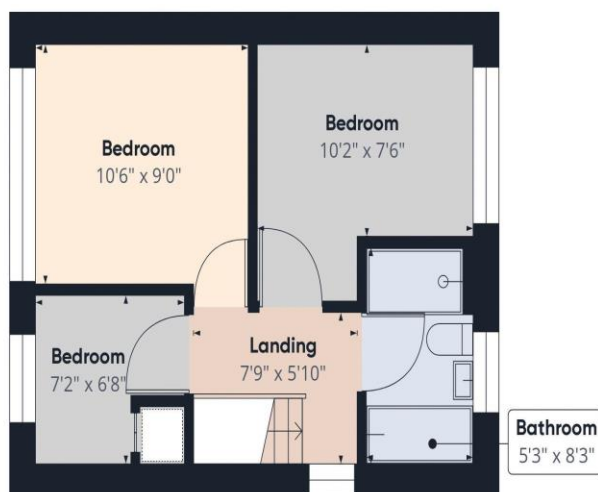
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.







Ground Floor



Floor 1



Approximate total area⁽¹⁾
746.48 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360