



**Well presented three bedroom semi-detached home**

**Lovely rear garden with well-maintained lawn and patio area to the rear**

**Contemporary, modern kitchen with integrated appliances**

**Walking distance to the popular Beckstone primary School**

**Large driveway with ample off-road parking plus garage**

**Three good size bedrooms, with the rear bedroom having lovely sea views toward Scotland**

**Sought-after village location, popular with families**

**Quiet cul-de-sac, with easy access to the neighbouring towns of Whitehaven and Workington**

Nestled in a quiet cul-de-sac in the ever popular area of High Harrington is this well presented three bedroom home, the perfect choice for first-time buyers, couples or with its three bedrooms, could accommodate a family. High Harrington has always been popular with families and offers excellent transport links as is set between the towns of Whitehaven and Workington, both being reached in just a five to ten minute car journey. There is also lovely walks within the village with an attractive harbour where views toward Scotland can be enjoyed. Beckstone primary School can be reached in just a few minutes drive. Stepping into the property you'll find yourself in the hallway, with neutral décor, laminate flooring and oak glazed doors leading into a spacious open plan lounge diner with dual aspect windows providing plenty of natural light. The contemporary modern kitchen is also located to the rear of the property and boasts integrated appliances. To the first floor, there are three bedrooms, with the bedroom to the rear enjoying lovely sea views toward Scotland, the family bathroom is also conveniently located by the bedrooms. Externally, the property continues to tick those boxes with a large driveway offering ample off-road parking for multiple cars, which leads to a garage with electric supply. There is gated access from the driveway to the rear garden, where there is a lovely, well maintained lawn with gravelled borders and central pathway leads to the rear of the garden, where walking under the rose arch you'll find yourself on a quieter patio area with gravelled area and two large storage sheds. Viewing is essential to appreciate the location and accommodation on offer.

## ACCOMMODATION

### Entrance hall

Entered through a uPVC double glazed door with frosted glass panel, the entrance hall has neutral décor with laminate flooring and decorative coving. There is a radiator, stairs to the first floor and an oak glazed door leading into the lounge diner.

### Lounge diner

The well presented, light and spacious dual aspect lounge diner has a feature fireplace to the lounge area, with gas fire set into a stone effect hearth and insert, with modern wooden surround and mantle. The room has TV connections, a radiator and a uPVC double glazed bay window providing plenty of natural light. The lounge benefits from decorative coving, wood effect flooring, with lovely, contrasting wooden skirtings and an oak door leading to a large under stairs storage cupboard. Provides open access to the dining area, where there is ample space for a table and chairs set. There is a uPVC double glazed window which overlooks the rear garden, a radiator and a continuation of the wood effect flooring. A bi-fold wooden glazed door leads into the kitchen.

### Kitchen

The contemporary, modern kitchen has a range of stylish, white wall and base units, with contrasting work surfaces and tiled splash backs. There is a built-in electric oven, with electric glass hob, set into the worktop and an integrated extractor hood above. A 1.5 stainless steel sink and drainer unit with mixer tap, is set below a uPVC double glazed window overlooking the side of the property, and there is plumbing for a washing machine beneath. The kitchen benefits from an integrated undercounter fridge and freezer, decorative coving, a radiator, wood effect flooring and a uPVC double glazed door leads out onto the rear garden.

### First-floor landing

The first floor landing has a uPVC double glazed window which overlooks the side of the property, with decorative coving, and access into three bedrooms and the family bathroom.

### Bedroom one

Located at the front of the property, this light and spacious double bedroom has tasteful décor, with wood effect flooring, decorative coving, TV connections and a uPVC double glazed window which overlooks the front of the property, with a radiator below.



### Bedroom two

Located at the rear of the property, this generously sized second bedroom enjoys a spectacular sea view to the rear. There is a built-in storage cupboard, which houses the combi boiler, decorative coving, a radiator and a uPVC double glazed window.

### Bedroom three

The third bedroom benefits from fitted wardrobes and over bed storage cabinets with ample space for a single bed. There is a uPVC double glazed window which overlooks the front of the property, a radiator, decorative coving and wood effect flooring.

### Bathroom

The bathroom has a modern white suite which briefly comprises of a bath with mixer shower above with hinged glass shower screen, a pedestal sink and a push button flush toilet. The bathroom has fully tiled walls, wood effect flooring, a chrome towel heating radiator, ceiling spotlights and panelling to the ceiling. The uPVC frosted glass window provides additional light and there is an extractor fan.

### Externally

The property boasts a good size rear garden with well-maintained lawn, gravelled border, pathway and arch leading to the rear of the garden, where there is a low maintenance gravel area with patio and two large storage sheds. To the front, the property has a pleasant front garden with well-maintained lawn and gravelled borders which is walled around and there is access to a large driveway, which provides off-road parking for multiple cars and leads to the garage, with an up and over garage door and lighting.

### TENURE

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

### COUNCIL TAX BAND B

### EPC C



## 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.





First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

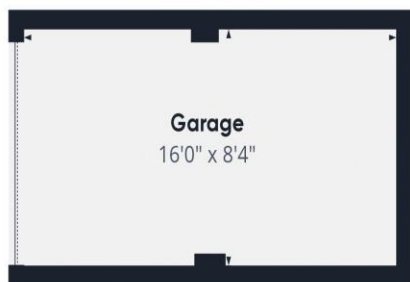
Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>1)</sup>  
787.7 ft<sup>2</sup>

(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