



**The property is offered for sale with no forward chain**

**The property has been lovingly maintained and is in great condition**

**The kitchen is a good size and has been well maintained**

**The property boasts a garage and driveway**

**Just a short drive to the picturesque marina**

**Located in the sought after village of High Harrington**

**Spacious lounge diner with plenty of natural light**

**Two well presented double bedrooms**

**Pleasant front and rear gardens with patio area to the rear**

**Ideally located between the towns of Whitehaven and Workington**



Tucked away in the charming village of High Harrington, this well-presented bungalow offers a cosy retreat for those looking to downsize, step onto the property ladder, or embark on a new chapter as a couple.

With a prime location nestled between the bustling towns of Whitehaven and Workington, convenience is at your doorstep whether you're commuting for work or seeking leisurely adventures. A quick drive leads to local gems like the post office, convenience store, and butcher, while the nearby marina beckons with its seaside allure, perfect for tranquil strolls by the water's edge.

Step inside to discover a residence that's been meticulously cared for, awaiting its next adoring owners to make it their own. While a touch of modernisation may be desired, this property presents excellent value for those keen on personalising their space.

The spacious lounge diner bathes in natural light, offering a welcoming ambience for gatherings or quiet evenings in. A well-maintained kitchen stands ready for culinary delights, while two generously sized double bedrooms provide peaceful sanctuaries for rest and relaxation.

Outside, the front garden showcases a gated driveway leading to a convenient garage, set amidst a low-maintenance landscape with a charming rockery garden bursting with vibrant flora. The rear garden, a sunny haven for entertaining loved ones, boasts a private feel thanks to tall hedgerows encircling a lush lawn and inviting patio area, making it an ideal backdrop for outdoor enjoyment.





## SELLING WITH FIRST CHOICE MOVE

First Choice Move began in 2010 from humble beginnings—from a kitchen table in Egremont. Built on family values, hard work, and a passion for property, we have grown to become the largest estate agency in West Cumbria. As a family-run business, we believe in combining traditional estate agency values with the very latest marketing techniques to ensure every property gets maximum exposure. From high-quality photography, 3D tours, drone photography, videos and professional floorplans to online advertising and social media campaigns, we use a tailored approach to attract the right buyers. Our commitment to excellence has earned us multiple national, industry-recognised awards, a testament to our dedication to delivering outstanding service and results. We are more than just an estate agency—we're a trusted partner for buyers and sellers across West Cumbria, combining innovation with personal service to help you move with confidence.

## 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 remortgaging 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.

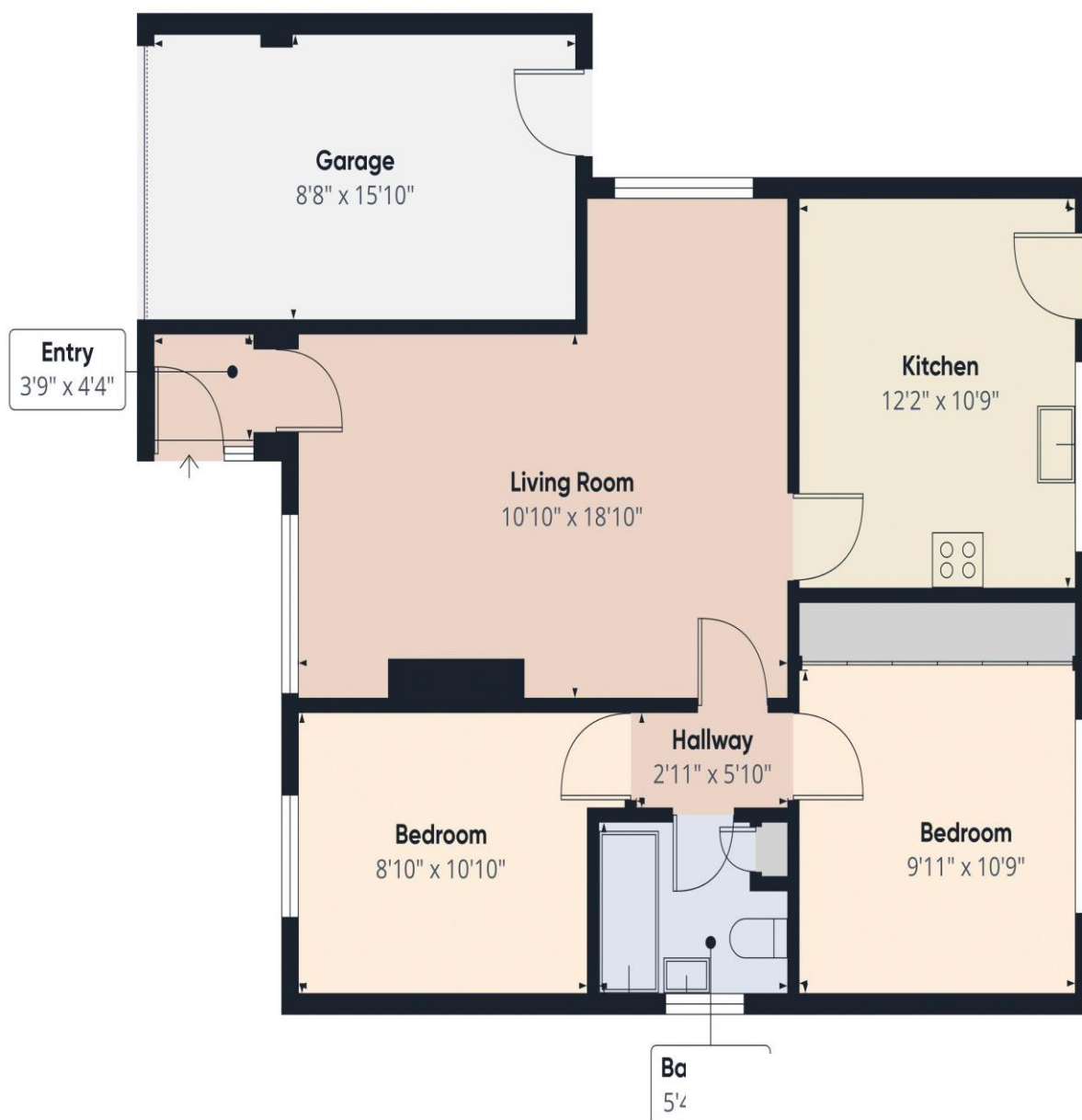
## NOTE

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.









Approximate total area<sup>(1)</sup>  
805.78 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