



Semi-detached sea front property

Three good sized bedrooms

Nearby amenities and schools

Two spacious reception room

Spacious bathroom

Picturesque views across the harbour



It is rather rare for properties to come to the market here and it is not surprising as it is a superb place to live. It is a dream for many to live but a stones throw from the shoreline. The picturesque harbour of Harrington is visible from much of the property and is just a few seconds walk away as is the attractive beach. An ideal home for anyone one who appreciates the beauty of such a location or perhaps works from the harbour of simply enjoys strolls along the beach. The property has plenty of space and makes an excellent family home. There is a porch, hallway, lounge, dining area, versatile sitting room, kitchen and a basement which provides excellent storage. To the first floor there are three spacious bedrooms with two enjoying elevated views towards the harbour. The main family bathroom is also located on the first floor by the bedrooms. Viewing is a must to appreciate not only the property but its location and views.

ACCOMMODATION

Porch 3' 7" x 3' 7" (1.09m x 1.09m)

Through a composite door there is a window and the porch provides access to the hallway.

Hallway 14' 6" x 3' 2" (4.42m x 0.96m)

Decorative coving, dado rail, phone point and leads to the sitting room, lounge/diner, basement and stairs to the floor landing.

Lounge 14' 7" x 11' 6" (4.44m x 3.50m)

A spacious, well presented lounge benefiting from a gas multi fuel stove style fire set on a marble hearth with a marble inset and cream surround. Satellite point, TV point, decorative coving, double panel radiator and a uPVC double glazed window with harbour views. Opens up to the dining area via a feature arch.

Dining area 11' 2" x 8' 9" (3.40m x 2.66m)

There is ample space for a family sized dining table and chairs. Decorative coving, wall mounted lighting, double panel radiator and a uPVC double glazed window.

Sitting room 15' 6" x 11' 6" (4.72m x 3.50m)

This versatile room could also be used as a dining room if desired. There is a modern wall mounted electric fire. Decorative coving, wall mounted lighting, double panel radiator and a large uPVC double glazed window enjoying a view towards the harbour. Leads to the kitchen.

Kitchen 11' 6" x 9' 0" (3.50m x 2.74m)

Fitted kitchen comprising of a range of wall and base units with a complementary worktop. Stainless steel sink with drainer board and mixer tap. Original built in cupboards, two uPVC double glazed windows and a uPVC door leads out to the exterior. Houses the combi boiler.

Basement 9' 4" x 8' 9" (2.84m x 2.66m)

Down original sandstone steps the basement has lighting and provides excellent storage.

First floor landing

There is a half landing, decorative coving, dado rail phone uPVC double glazed window and leads to all bedrooms and the bathroom.

Bedroom three 9' 8" x 8' 9" (2.94m x 2.66m)

Good sized third bedroom with a built in cupboard and built in wardrobe. Single panel radiator and a uPVC double glazed window.

Bedroom two 15' 6" x 12' 0" (4.72m x 3.65m)

Another large bedroom with a three door fitted wardrobe. Double panel radiator and a uPVC double glazed window with the views. Leads to a walk in wardrobe.



Walk in wardrobe 6' 6" x 4' 6" (1.98m x 1.37m)

Clothes rail, drawers and a chrome heated towel rail. The vendor has informed us that there is plumbing for the room to be used as an en suite if so desired.

Master bedroom 16' 8" x 11' 7" (5.08m x 3.53m)

Very spacious double bedroom with a uPVC double glazed window boasting elevated views towards the harbour. There is a four door fitted wardrobe, decorative coving, wall mounted lighting and a double panel radiator.

Bathroom 14' 5" x 6' 5" (4.39m x 1.95m)

Spacious bathroom with a bath with mixer tap and shower attachment. WC and pedestal hand wash basin. Built in cupboards, decorative coving, single panel radiator and a uPVC double glazed window.

TENURE:

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

LOW FEES, LOCAL EXPERTISE

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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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		56	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		52	79



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