



Beautifully presented property, immaculate throughout

Two good size bedrooms and beautiful attic room

Two beautiful reception rooms

Popular residential area

Well maintained garden to the rear

Modern kitchen and bedroom



This beautifully presented, deceptively spacious property is located within the popular, sought-after village of Harrington; just a short walk to the local shop and a few minutes walk to the picturesque harbour, the park and nature reserve are also on the same road and the popular Beckstone primary school is also a short walk away. There are also great transport links to the neighbouring towns of Workington and Whitehaven. The property is immaculate and beautifully decorated, with a modern kitchen and bathroom. The accommodation comprises briefly of: hallway which is open to a well presented dining room, spacious lounge with beautiful fire place with the original sandstone lintel exposed and spotlights, and lovely modern kitchen. To the first floor there are two well presented bedrooms, and an immaculate family bathroom. There is a lovely light and airy attic room, which is currently used as a double bedroom, with lots of built-in storage. Externally there is a walled area to the front and to the rear there is a well presented, low maintenance garden, with patio area. Internal viewing is a must to fully appreciate this lovely home.

ACCOMMODATION

Entrance hall

Entered through a modern composite door with pattern glass panels and top light above, double panelled radiator. Provides access into the dining room via an open archway, stairs to the first floor and access into the lounge.

Dining room 9' 10" x 8' 11" (2.99m x 2.72m)

Beautifully presented dining area entered through an archway from the hallway. With large built-in storage cupboard, double panelled radiator and uPVC double glazed window overlooking the front garden, decorative coving to the ceiling.



Lounge 12' 9" x 12' 5" (3.88m x 3.78m)

Beautiful light and airy lounge, with modern décor and stunning original features including a lovely sandstone lintel embedded into the chimney breast with beautiful slate hearth and modern tiles inside with spotlight; the vendor has also ensured there is access to an electric socket below, so a fire can be fitted if required. uPVC double glazed window looking out over the rear patio, double panelled radiator, TV and satellite points. Provides access into the kitchen.

Kitchen 15' 11" x 7' 10" (4.85m x 2.39m)

Stylish contemporary, modern kitchen, with a range of cream wall and base units, with lovely wood-effect contrasting worktops with matching upstands. Stainless steel splashback and extractor hood. Plumbing for a washing machine, space for a tumble dryer, plumbing and space for a slim-line dishwasher. Stainless steel sink and drainer with mixer tap. Two uPVC double glazed windows providing lots of natural light, double panelled radiator and uPVC double glazed back door with glazed panel leading to the exterior.



First floor landing

Provides access to two bedrooms, family bathroom and stairs to attic bedroom.

Bedroom one 12' 6" x 10' 1" (3.81m x 3.07m)

Spacious light and airy double bedroom, which enjoys the sun throughout the day, with double panelled radiator and two uPVC double glazed windows overlooking the front of the property. Large built-in storage cupboard.

Bedroom two 10' 2" x 6' 7" (3.10m x 2.01m)

Good-sized single bedroom with uPVC double glazed window overlooking the rear garden, double panelled radiator and laminate flooring



Family bathroom 10' 1" x 5' 4" (3.07m x 1.62m)

Well presented modern family bathroom with suite briefly comprising; bath, WC, pedestal wash basin with built-in vanity unit and large corner shower cubicle with sliding glass doors. Electric shower with controls built into the tiled surround. uPVC double glazed frosted glass window, and modern towel heating radiator.

Attic room 13' 6" x 11' 5" (4.11m x 3.48m)

Beautifully presented additional room, with ample storage built into the eaves and additional built-in storage cupboards, double panelled radiator and Velux roof window with fitted blind, providing lots of natural light into this lovely space.



Externally

To the front of the property is a gravelled garden area which is walled around with gated access. To the rear of the property is a lovely patio area and well maintained lawn. There is also access at the rear of the property to a useful cellar, which runs the length of the property.

TENURE:

We have been informed by the vendor the property is Freehold

LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering sale and rental 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 our customers 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.

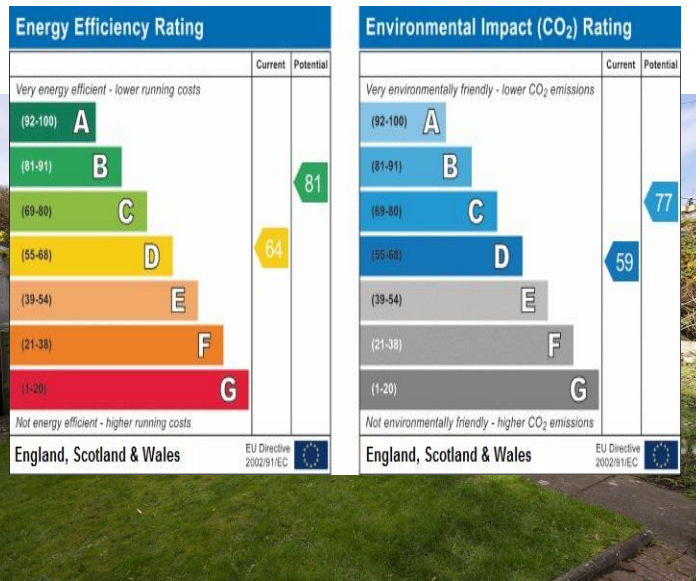


MORTGAGES

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 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 remortgage 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.



Tel – 01946 413001 or 01900 837804
Email – info@firstchoicemove.co.uk
Visit our website at www.firstchoicemove.co.uk