



Boasts a versatile loft room possible games room or home office

Extremely sought after area of high Harrington

Spacious, open plan lounge and diner with French doors

Driveway and garage offering plenty of parking

Pleasant, private sun trap garden

Set in a quiet residential cul-de-sac

New roof completed about five years ago

Large conservatory set in the rear garden

Stylish kitchen and modern bathroom

Does have the potential to extend

If you've ever dreamt of living in High Harrington and need space, then look no further. This lovely property is set at the end of a quiet cul-de-sac and boasts a conservatory and a versatile loft room. This well presented home will be perfect for a young professional couple, or a growing family. As you arrive, you will notice the drive and garage, which provides off-street parking, and there is the potential, as some of the neighbours have done, to extend above the garage if desired. Stepping inside you'll find yourself in the hallway, which leads through to the spacious, open plan lounge and diner which boasts French doors leading to the conservatory, set in the rear garden. There is also a stylish kitchen which leads to a rear hall where you will also find a handy downstairs WC. From the rear hall you can access the garage, providing useful, internal access. Heading up to the first floor, you will find three well presented bedrooms and the stylish bathroom suite, which is in excellent condition. The third bedroom has a door which leads to a set of stairs leading up to the loft room. The loft room could be used as a home office room, games room, playroom or provide excellent storage. At the rear, there is a lovely garden with a spacious decked area, ideal for a barbeque or relaxing in the sunshine. The garden gets the sun throughout much of the day and feels private. A useful note is that the property had a new roof completed only around five years ago, providing peace of mind for any prospective buyer. This area in Cumbria is highly sought after, as High Harrington has long been a popular place to live, and this quiet cul-de-sac is certainly sought-after. A literal stone's throw from the property you will find the galloping horse, a popular pub serving a wide variety of food and drinks. Just a short drive from the property, you will find yourself at Harrington harbour where lovely walks and fabulous views across the Solway Firth and toward Scotland are to be enjoyed. Harrington has a variety of amenities including a post office, butchers and chemist. For those with children, Beckstone Primary School is within easy reach. The nearby A597 also provides excellent transport links to the surrounding areas including Whitehaven and Workington. If you want to live in a sought-after location and want a house with space and versatility, then look no further. Interest in this property will most certainly be high, so please contact us at your earliest convenience to arrange a viewing.

ACCOMMODATION

Hallway

The hallway is accessed via a uPVC door which has frosted glass panels and a full height, frosted side panel with fitted blinds, allowing in plenty of natural light. The hallway features decorative coving, laminate flooring and an under stairs storage cupboard. Leads through to the open plan lounge/diner, the kitchen, and there are stairs to the first-floor landing.

Lounge/diner

This well presented room enjoys plenty of space and features a pebble effect electric fire, set on a granite hearth, with matching granite insert and contrasting wood surround. The room has plenty of natural light, as there is a uPVC double glazed, bay window to the front and French doors to the rear that open up to the conservatory. The whole room has modern laminate flooring and a large, double radiator provides plenty of warmth.

Conservatory

A superb addition to the property is this dwarf wall conservatory, which is set in the rear garden. The room has laminate flooring, power points and TV point. Blinds are in place, including on the French doors that lead out onto the garden.

Kitchen

This stylish kitchen comprises of cream, high gloss wall and base units with a contrasting worktop and matching up stands. There is a built-in Bosch electric oven and grill, with a separate Bosch induction hob, eye-catching glass splashback and stainless steel/curved glass extractor canopy above. A 1.5 stainless steel sink and draining board, with mixer tap is set below the uPVC double glazed window that looks out onto the rear garden. The kitchen features a breakfast bar and radiator. A door leads through to a rear hall.

Rear hall

The rear hall has tiled flooring and leads to the downstairs WC and the garage, whilst a uPVC door leads out to the exterior.

WC

Here you will find tiled flooring, a toilet and easy clean PVC panelling to the walls.



Garage

The garage has an up and over door, lighting, and power points. There are base units, wall units and a handy worktop. The garage features plumbing for a washing machine, and the garage discreetly houses the combi boiler. A uPVC double glazed window provides natural light.

First floor landing

Spacious landing with decorative coving and a uPVC double glazed window. Leads to all three bedrooms and the bathroom.

Bedroom one

The spacious and well presented double bedroom has a radiator positioned below the bay window, which looks out to the front. The room also has a built-in cupboard which provides useful storage.

Bedroom two

A second, tastefully decorated double bedroom, with a radiator and a uPVC double glazed window to the rear.

Bedroom three

The third bedroom is currently used as a home office/dressing room and has a radiator and a uPVC double glazed window. From here, there is access via stairs to the loft room.

Bathroom

The stylish bathroom comprises of a P-shaped bath, with matching curved glass screen and both rainfall and handheld showerhead's. A wash basin with mixer tap is set over a two-drawer vanity unit providing useful storage. There is a toilet, stylish flooring and the walls are partially tiled. Ther bathroom has a radiator and a uPVC double glazed frosted window.

Loft room

This rather versatile area of the home is accessed by stairs and a split into two sections. The first section has a radiator, power points and laminate flooring. There is a Velux window which provides plenty of light. An opening leads through to the second area, which has under eaves storage cupboards, a radiator, and benefits from a Velux window. Whether you need a home office, playroom, hobby room or plenty of storage.



Exterior

At the front of the property, there is a block paved driveway which leads to the garage and provides off-street parking for at least two cars. There is access around the right-hand side of the property to the rear garden. At the rear, you will find a pleasant, sun trap garden, which feels rather private. There is a central lawned area with rockery and path leading around the garden. You will find a spacious decked area which gets the sun throughout much of the day. There is also useful garden shed and areas ideal for potted plants. The garden is securely walled and fenced around making it the perfect choice for those with young children and pets.

TENURE

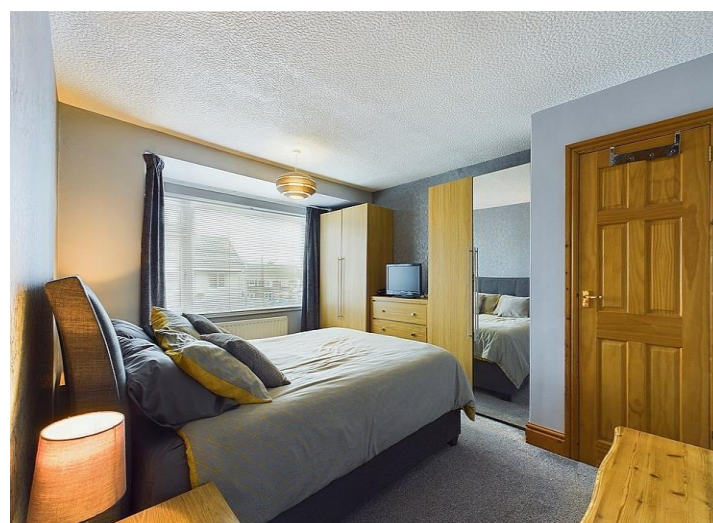
We have been informed by the vendor that the property is freehold.

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MORTGAGES

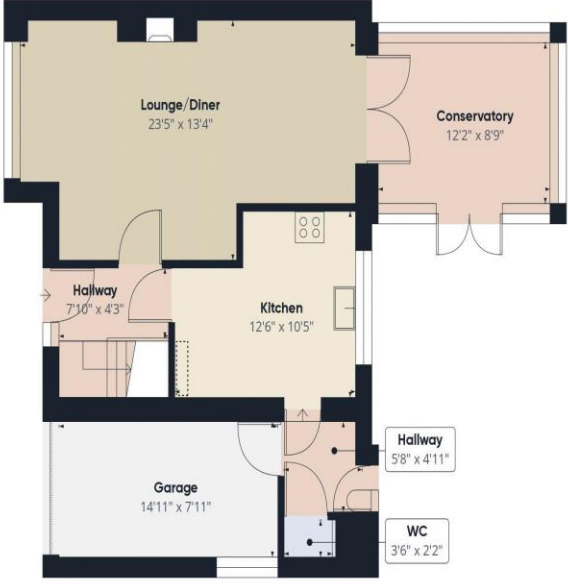

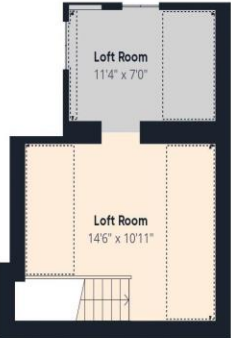

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NOTE

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.





 <p style="text-align: center;">Ground Floor</p>	 <p style="text-align: center;">Floor 1</p>	 <p>Approximate total area⁽¹⁾ 1419.33 ft²</p> <p>Reduced headroom 101.53 ft²</p>
 <p style="text-align: center;">Floor 2</p>		<p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>