



 **3**
Bedrooms

 **1**
Bathroom







An Excellent Opportunity to Modernise and Create Your Dream Home

Situated within the popular village of High Harrington, this spacious three-bedroom dormer bungalow offers an exciting opportunity for buyers looking to modernise a well-maintained home and make it their own. Offering generous living accommodation, established gardens and a garage, the property has excellent potential to create a superb family home.

The accommodation briefly comprises a welcoming entrance hallway leading to a bright and spacious reception room, providing an ideal space for both everyday living and entertaining. The fitted kitchen features solid wooden cabinetry, built-in appliances and ample worktop space, offering a practical layout with scope for contemporary updating.

There are three well-proportioned bedrooms, providing flexible accommodation for families, guests or those requiring a home office, together with a family bathroom.

The property benefits from full double glazing throughout, helping to improve energy efficiency and ensure year-round comfort.

Externally, the bungalow enjoys attractive, well-maintained gardens, offering a pleasant outdoor space for relaxing, gardening or entertaining. A private driveway provides off-road parking and leads to a garage, offering secure parking, additional storage or workshop potential.

Located in the desirable residential village of High Harrington, the property enjoys a peaceful setting while remaining within easy reach of Workington town centre. A range of local amenities, schools, transport links and scenic coastal and countryside walks are all within convenient reach.

Offering generous accommodation, a garage, gardens and excellent scope for modernisation, this is an ideal purchase for buyers seeking a home they can personalise in a sought-after location. Early viewing is highly recommended.

METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents:

Mitchells Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ

Tel: 01900 822016

Email: info@mitchellsestateagency.co.uk

SERVICES

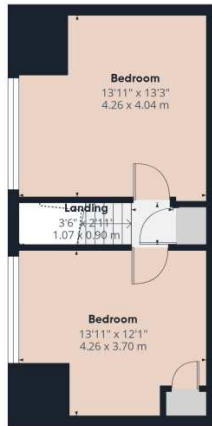
The property benefits from mains electricity, gas and water and drainage.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.



Floor 0



Floor 1



Approximate total area⁽¹⁾
1247 ft²
115.9 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

