



**Highly desirable modern development**

**Boasts the addition of a sunroom**

**Family bathroom, en-suite and W.C**

**Driveway, garage and gardens**

**Spacious, light and airy lounge**

**Modern fitted kitchen/diner**

**Separate utility**

**Three good sized bedrooms**

Located in a highly sought after modern development, 52 Bellaport Gardens is a lovely, three bedroom, detached home. Tastefully decorated throughout and ready to move into, this property would make a wonderful choice of home for couples and families alike. The property is just a short stroll to Harrington harbour where pleasant walk and views towards Scotland are to be enjoyed. With numerous shops and Beckstone Primary School within walking distance or just minutes drive away the property is in a great location. Harrington is centrally located between the towns of Whitehaven and Workington and either town can be reach with a five to ten minute car journey and there are also great public transport links if desired. The property briefly comprises of a hallway, spacious lounge, modern fitted kitchen/diner, sunroom, utility room and a handy ground floor W.C. To the first floor there are three good sized bedrooms, with the master boasting an en-suite, and there is the family bathroom. Externally the property has a low maintenance, enclosed, garden which provides gated access to the driveway and garage. Internal viewing is highly recommended to fully appreciate this beautiful home.

## ACCOMMODATION

### Hallway

Entered through a modern composite door with double glazed frosted glass. There is a double panel radiator, built in under stairs storage cupboard and a uPVC double glazed window. Provides access to the lounge, ground floor W.C, kitchen/diner and stairs leading to the first-floor landing.

### Lounge

A well presented room benefiting from TV, satellite and telephone point. There is a double panel radiator and a uPVC double glazed window.



### Kitchen/diner

A modern fitted kitchen incorporating a range of wall and base units, a complementary work surface, a built in electric oven, separate four ring hob with an extractor in place above. With a 1.5 stainless steel sink with mixer tap and drainer board, plumbing for a dishwasher and space for a fridge/freezer. There is ample space for dining table and chairs, double panel radiator, part tiled walls and a uPVC double glazed window. Provides access to the utility room and rear garden via uPVC double glazed patio doors.



### Sunroom

A fantastic addition to the property is this spacious sunroom, which can be used for a variety of purposes. Currently used as a play room it could also be used like a second reception room if desired. There is modern flooring and French doors that lead out onto the rear garden.

### Utility

With a range of wall and base units, a complementary work surface, plumbing for a washing machine, space for a tumble dryer, wall mounted boiler, part tiled walls and a composite door with double glazed frosted glass leading to the rear of the property.



### W.C

A convenient ground floor WC with a toilet and pedestal hand wash basin with mixer tap and tiled splash back, a single panel radiator and an extractor fan.



### **First floor landing**

Provides access to all three bedrooms, the bathroom and the loft.

### **Master Bedroom**

A spacious double bedroom benefiting from a single panel radiator and a uPVC double glazed window. Provides access to the en-suite.

### **En-suite**

A lovely en-suite comprising of: shower cubicle with bi-folding doors, controls integrated into the tiled surround, pedestal hand wash basin with mixer tap and tiled splash back. With a toilet, a single panel radiator and a uPVC double glazed window with frosted glass.

### **Bedroom two**

A double bedroom with a single panel radiator and a uPVC double glazed window.

### **Bedroom three**

A third double bedroom with a single panel radiator and a uPVC double glazed window.

### **Bathroom**

A family bathroom comprising of: bath, pedestal hand wash basin with mixer tap and a toilet Part tiled walls, extractor and a uPVC double glazed window with frosted glass.

### **Exterior**

To the front of the property there is a low maintenance garden which is neatly laid to lawn. To the rear of the property there is a well maintained lawned garden with a patio seating area and gated access towards the rear. There is a handy driveway for off road parking and a garage provides off road parking or excellent storage space.

### **TENURE**

We have been informed by the vendor the property is freehold with maintenance fees of £187.00 per annum.

### **COUNCIL TAX BAND C**

### **EPC B**



## LOW FEES, LOCAL EXPERTISE

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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.

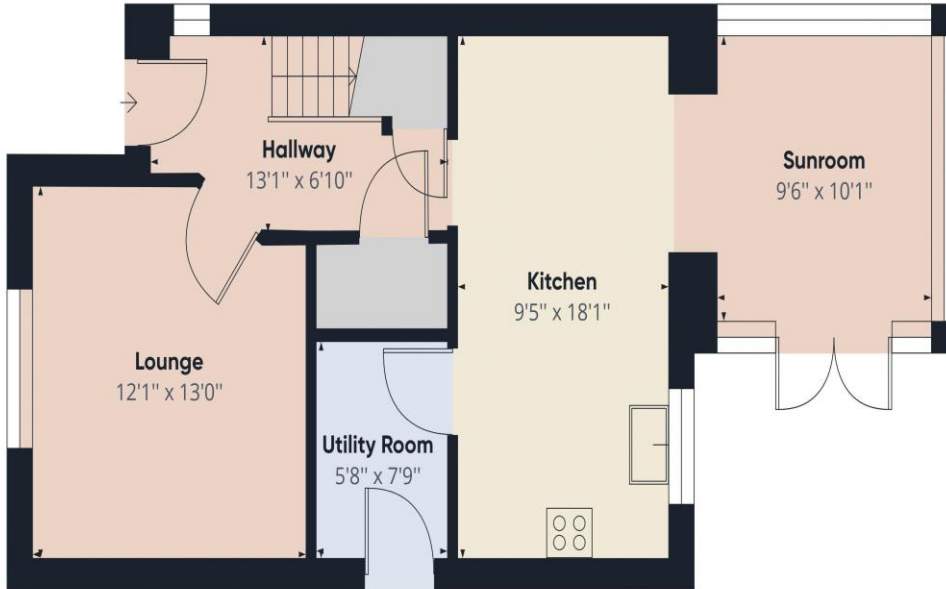






First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)



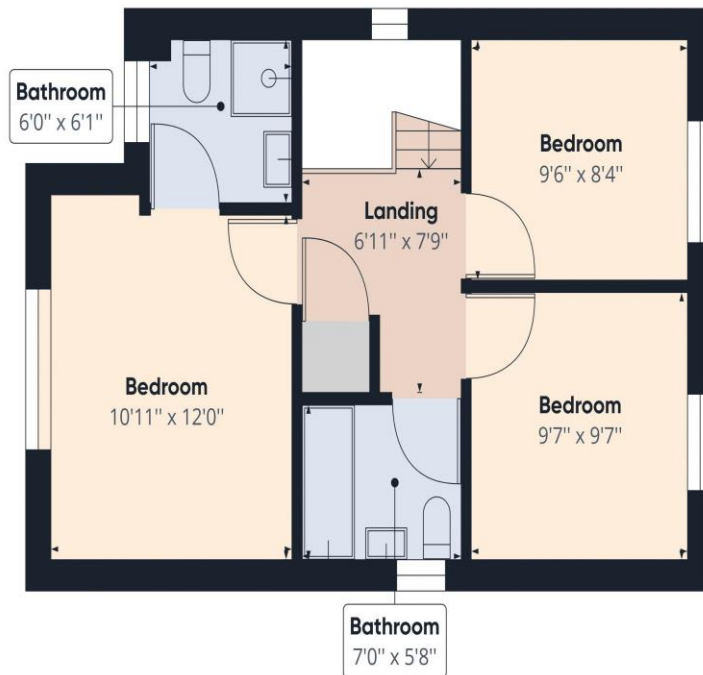
Approximate total area<sup>(1)</sup>  
601.19 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor



Approximate total area<sup>(1)</sup>  
444.25 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1