



Set over three floors, offering plenty of space

Eye-catching kitchen with French doors

Master bedroom boasts a large ensuite shower room

Plenty of parking, space for three cars

Set at the end of a quiet cul-de-sac

Spacious, well presented lounge

Boasts three spacious bedrooms

Modern bathroom and ground floor WC

Lovely garden to the rear, feels rather private

Walking distance to the train station and picturesque harbour

This beautiful house is located just a few minutes walk from the picturesque harbour of Harrington, where you can enjoy fabulous views across the Solway Firth, toward Scotland or enjoy a pleasant stroll. Its location is certainly convenient, with the train station being just two minutes away and numerous shops in Harrington such as the butchers, post office and convenience store, all being within walking distance. Harrington itself is set between the towns of Whitehaven and Workington and both can be reached in just 10 minutes by car.

This is the perfect property for a couple, family or perhaps a first-time buyer who wants plenty of space. The property is set over three floors and has not only plenty of space but also style. Within the property, there is a front porch that leads to a lovely lounge which has feature wood panelling. Beyond the lounge there is a central hallway which leads to a WC and through to the open plan kitchen and diner. The kitchen has stylish units and the dining area boasts French doors that open out to the garden. Heading up to the spacious first floor landing, it is here that you will find the first two bedrooms. One is currently used as a dressing room but would make a fantastic home office. You will also find a stylish bathroom located on this floor. Continuing up to the second floor, you'll find the large master bedroom. This fabulous room boasts a dormer window which is ideal for a dressing table and the sea is visible in the distance. The master bedroom features a large, modern ensuite shower room.

The property offers plenty of parking, with a tarmac driveway for two cars and a gravel area providing space for a third. The rear garden offers plenty of space, feels private and enjoys an elevated outlook across much of Harrington. To view this fabulous home and to appreciate the space and value for money it offers, please get in touch to arrange a viewing.

ACCOMMODATION

Front porch

The front porch is entered through a stylish, modern door with a frosted glass panel allowing in natural light. There is a radiator and a door that leads through to the lounge.

Lounge

The spacious and tastefully decorated room features eye-catching wood panelling and above you will find connections for a wall mounted TV, with the cabling discreetly hidden within the wall. The room benefits from an under stairs storage cupboard and a radiator is neatly placed below a uPVC double glazed window that looks out to the front. At the rear of the room a door leads through to a central hall.



Central hallway

From here you can access the open plan kitchen/diner, WC and there are stairs leading up to the first floor.

Kitchen/diner

This modern and stylish kitchen incorporates a range of wall and base units with a complementary worktop, matching up stands and tile splash backs. There is a built-in electric oven with a separate electric hob and extractor canopy with built-in lighting above. A 1.5 stainless steel sink with draining board and mixer tap, is set below a uPVC double glazed window that enjoys a pleasant outlook over the rear garden and parts of Harrington. There is plenty of space for a breakfast or dining table and chair set, located by the French doors that lead out to the garden. There is also a radiator in place that provides plenty of warmth when needed.



First floor landing

This attractive landing area benefits from a handy double socket, a radiator and leads to the first two bedrooms, the bathroom and there are stairs up to the second floor landing.



Bedroom one

This good size double bedroom has a radiator placed below two uPVC double glazed windows that allow in lots of natural light.

Bedroom two

A second good-sized room which is currently used as a dressing room but would make a perfect home office. There is a radiator and a uPVC double glazed window enjoying a pleasant and elevated view over the rear garden and Harrington.

Bathroom

This modern bathroom comprises of a bath, push button toilet and a pedestal hand wash basin with mixer tap. There are part tiled walls, a radiator, an extractor and a uPVC double glazed frosted window.

Second floor landing

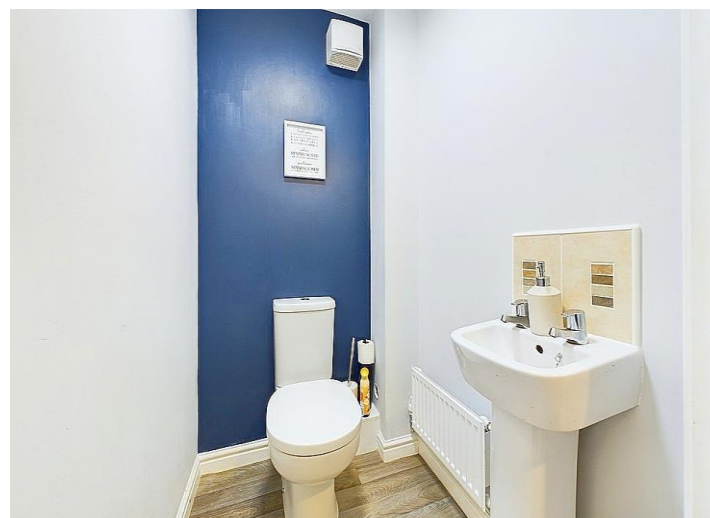
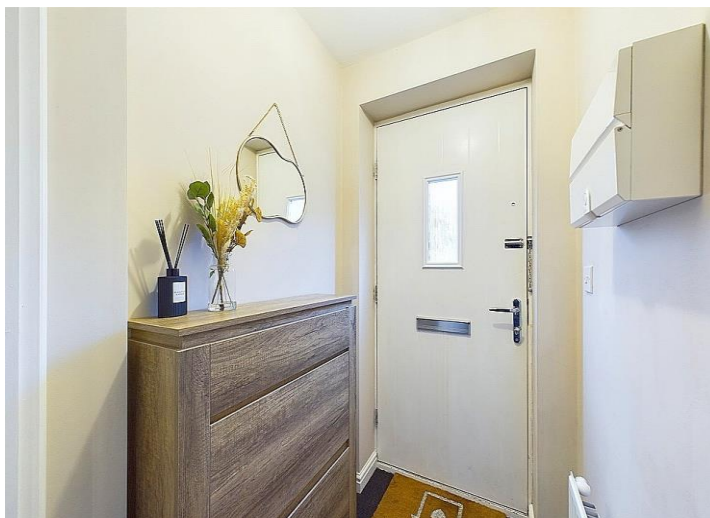
The landing has a useful cupboard and leads to the main bedroom.

Master bedroom

This large double bedroom has a dormer window which is perfect for a dressing table or computer desk. From the window you have a pleasant view across Harrington, with the sea visible in the distance. The room has a radiator, connections for a wall mounted TV and features an ensuite.

Master ensuite

The spacious ensuite comprises of a shower cubicle, pushbutton toilet and a pedestal hand wash basin set below a skylight. There is a radiator, storage area and an extractor.



Exterior

At the front of the property there is plenty of parking, with a tarmac driveway providing off-street parking for two cars and there is a gravelled area where you can park a third car. At the rear of the property, the garden feels rather private and very open. The garden gets the sun throughout much of the day and is securely fenced around, making the perfect choice for those with young children or pets. There is a spacious patio, garden shed and at the bottom of the garden, a large gravel bed which can be used for seating. Another nice feature is the outside sockets, lighting and outside tap.

TENURE

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

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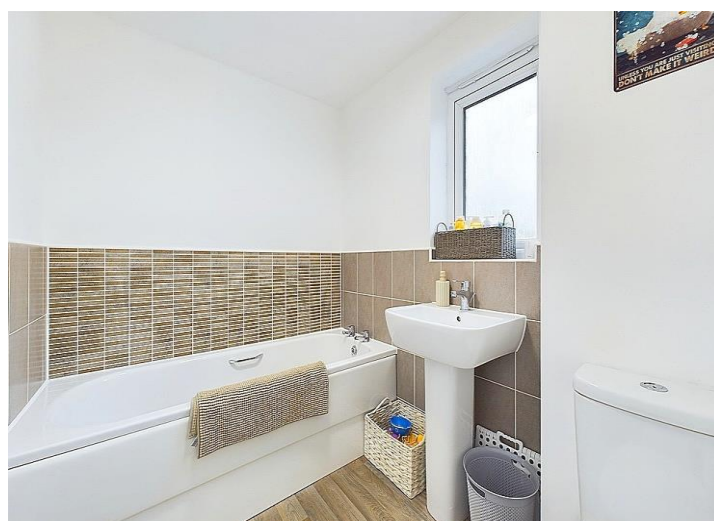


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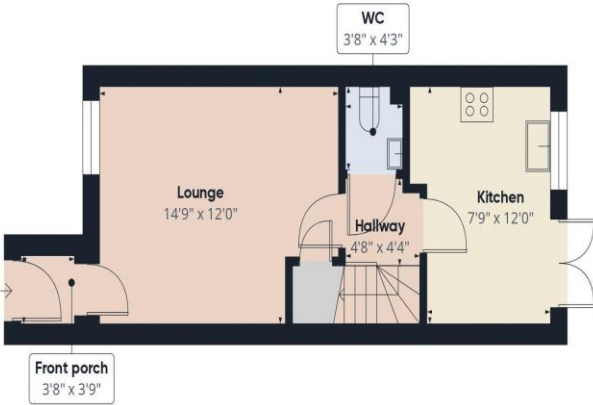
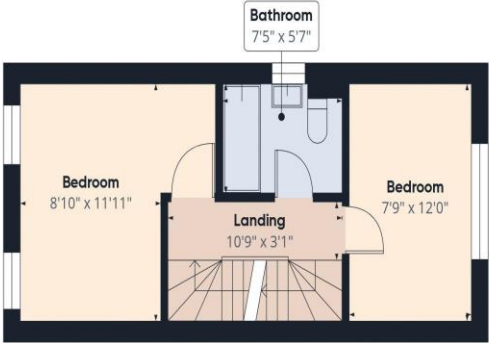

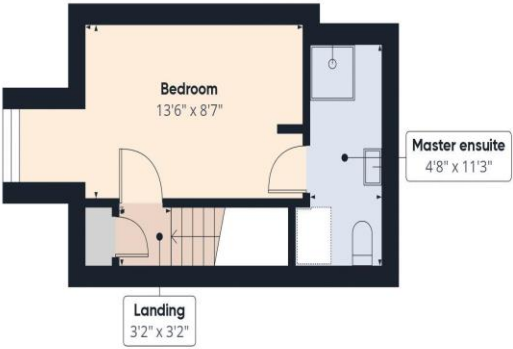
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NOTE

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>Ground Floor</p>	 <p>Floor 1</p>	 <p>Approximate total area⁽¹⁾ 839.03 ft²</p>
 <p>Floor 2</p>		<p>(1) Excluding balconies and terraces</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>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>