



A perfect choice for first-time buyers or those downsizing

Generously sized, well-maintained kitchen

Two spacious double bedrooms

Pleasant, low maintenance garden front and rear

Benefits from an allocated parking space

Lovely, open plan lounge and diner boasting patio doors

Immaculate bathroom suite

One bedroom boasts eye-catching fitted wardrobes

Quiet residential area of High Harrington

Offers good value for money

This lovely property is located within the highly desirable area of High Harrington. Perfect for those who travel to Whitehaven or Workington, or beyond for work or leisure, as both towns can be easily reached in just a short ten minute drive. Harrington itself has numerous shops, a picturesque harbour and you can always nip for lunch at the Galloping Horse, which is just two minutes away.

This lovely home would be an ideal purchase for a first-time buyer, or perhaps someone looking to downsize. The property benefits from a good sized front porch which leads to a beautiful lounge diner with patio doors, which in turn leads to the stylish and well maintained kitchen. To the first floor, there are two good sized and well presented bedrooms and the family bathroom is also conveniently located by the bedrooms.

Externally, the property boasts pleasant, low maintenance front and rear gardens, with your choice of seating areas. To view this lovely property and all it has to offer please call the office.

ACCOMMODATION

Front porch

This large front porch has plenty of space for a shoe rack, coat rack or bench. There is floor-to-ceiling windows allowing lots of natural light and the porch itself is accessed by a modern, uPVC door. A fully glazed door leads through to the open plan lounge/diner.

Lounge and diner

This beautifully presented and tastefully decorated room features an eye-catching fireplace with a marble hearth, matching insert and decorative surround. Either side of the fireplace you will find wall mounted lights. The dining area and lounge both have separate lights. There is an under stairs storage cupboard which provides handy storage. A fantastic feature are the patio doors which open up to the garden at the front and allow in lots of natural light. The room has a radiator and leads through to the kitchen and there are stairs to the first floor landing.

Kitchen

The kitchen has been meticulously maintained and comprises of cream wall and base units, with a complementary worktop and tile splash backs. There is a built in oven with a separate hob and an extractor in place above. A 1.5 stainless steel sink with draining board and mixer tap is set below a uPVC double glazed window that looks out to the front. There is space for a breakfast table and chair set. The room has a large radiator, and additional natural light is provided by a half glazed uPVC door which leads out to the rear. The boiler is located in the kitchen and is discreetly housed within a wall unit.

First floor landing

The landing provides access to both bedrooms, bathroom and the loft.

Bedroom one

A lovely double bedroom with a built-in cupboard, decorative coving and a radiator is set below a uPVC double glazed window.



Bedroom two

This bedroom is currently used as a dressing room and boasts a stylish, three door mirrored fitted wardrobe. The room has tasteful décor, a radiator and a uPVC double glazed window.

Bathroom

The bathroom, like the rest of the property, is in fantastic condition. It comprises of a bath with mixer tap and shower above. There is a toilet and pedestal hand wash basin with mixer tap set below a two door mirrored cabinet. The bathroom has fully tiled walls, wall mounted lighting, a radiator and an extractor.

Exterior

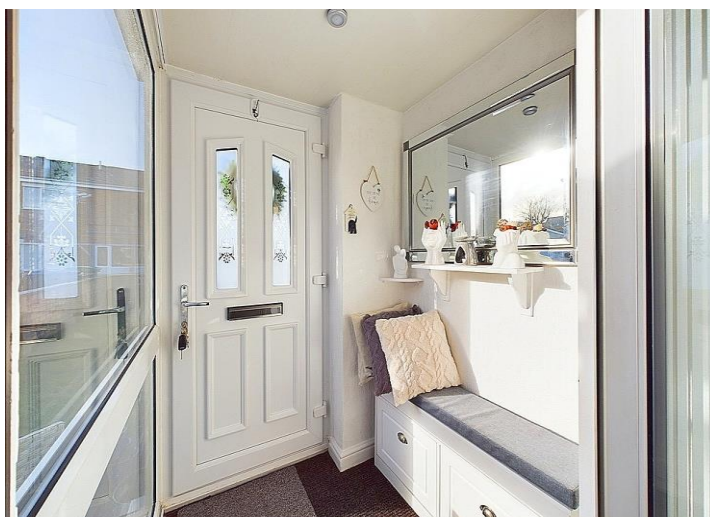
The property boasts a garden to both the front and rear. The front garden has plenty of space in which to sit out and is walled around with a gated path leading up to the front door. The rear garden is designed with ease of maintenance in mind and benefits from a large patio area. The rear garden is also fenced around with gated access.

TENURE

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

COUNCIL TAX BAND A

EPC C



LOW FEES, LOCAL EXPERTISE

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

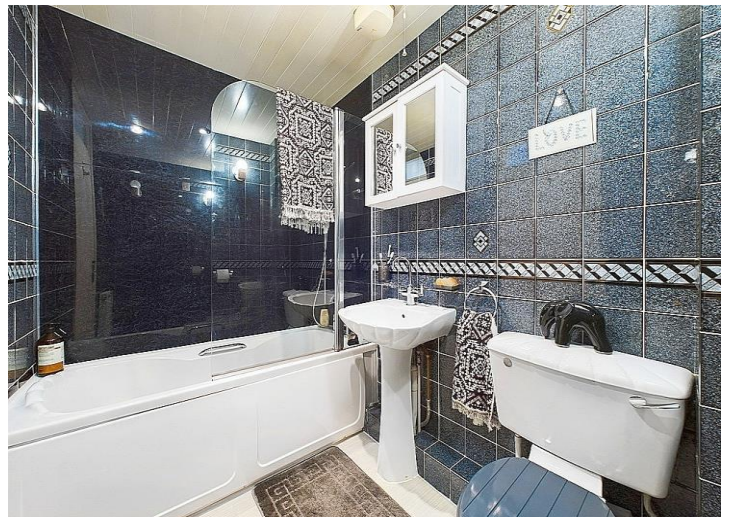
MORTGAGES

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 re-mortgaging 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 re-mortgage. 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

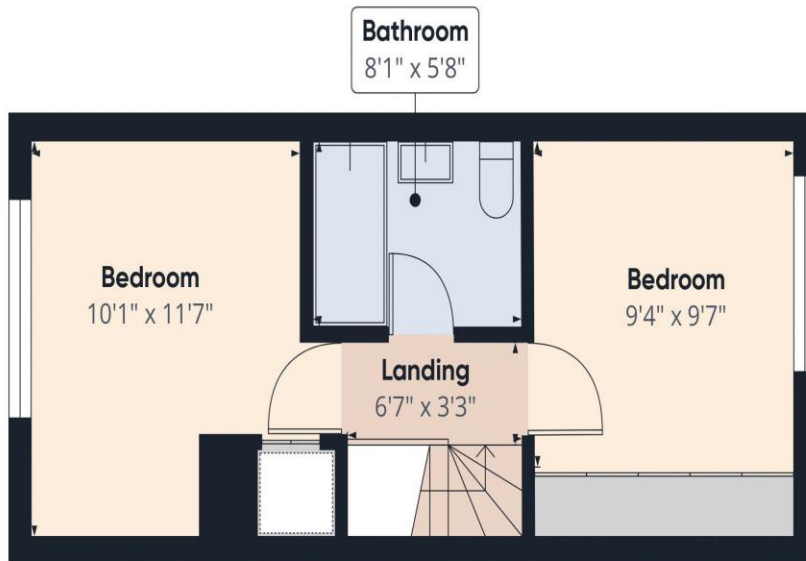
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.







Ground Floor



Floor 1



Approximate total area⁽¹⁾
629.37 ft²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360