



Property is sold with no forward chain

Boasts four bedrooms, two having built in storage

Good size kitchen with utility room

Driveway providing off-street parking

First floor bathroom plus ground floor WC

Located in a quiet cul-de-sac in High Harrington

Bright and airy lounge plus separate dining room

Lovely conservatory looking out over the rear garden

Good size garage with lighting and power

Pleasant and private rear garden

Tucked away in a quiet cul-de-sac is this spacious four bedroom detached home. The location of this property is perfect for the family, 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. The spacious property is sold with no forward chain, although in need of some slight modernization, the property offers good value for money. On arriving at the property, you will see the driveway leading up to the garage, which benefits from lighting, power and integral access, meaning you don't need to go outside on those rainy days for access. Step inside and the hallway leads to a good size lounge which is bright and airy and the kitchen, with separate utility room. The property also boasts a dining room with French doors, a conservatory overlooking the pleasant rear garden and a handy downstairs WC offering plenty of versatile floor space to the ground floor. To the first floor the landing leads to all four bedrooms, with two of them having built in storage and the family bathroom. Externally, the property boasts a lovely, private garden, the garden isn't overlooked and is the perfect place to entertain friends and family or to just simply sit out and enjoy the sunshine. Viewing is a must to see all this property offers so call the office to arrange a viewing.

ACCOMMODATION

Vestibule

Entered through a composite door with patterned glass, the vestibule has wood effect flooring and doors leading to the garage and the hallway.

Hallway

The hallway has a continuation of the wood effect flooring and is neutrally decorated. There is plenty of natural light from the window to the half landing and the hallway benefits from a radiator and provides access to the lounge, kitchen, WC and there are stairs to the first floor.

Lounge

The good sized lounge has a coal effect gas fire, set on a marble hearth with matching insert and decorative wooden surround. There is decorative coving and a radiator is neatly placed below a uPVC double glazed window overlooking the front of the property.



Kitchen

The kitchen benefits from a range of wood wall and base units with complementary work surfaces and matching up stands. There is a stainless steel oven with black glass hob and extractor above and under counter space for a fridge. A 1.5 stainless steel sink and drainer unit is sat below a uPVC double glazed window, with a pleasant outlook over the rear garden. The kitchen benefits from tile effect flooring, a radiator and there is open access to the utility and the dining room.



Dining room

The dining room has decorative coving, wood effect flooring, a radiator and French doors illuminate the whole space and look out into the conservatory.

Conservatory

A fantastic addition to the property, the dwarf wall conservatory is situated in the rear garden and has wraparound uPVC double glazed windows, looking out over the rear garden. There is wood effect flooring, a radiator, decorative wall lights and power points. A glazed uPVC door leads out to the rear garden.



Utility

The useful utility room has a continuation of the tile effect flooring found in the kitchen, There are part tiled walls, and the utility room features wood wall and base units, with contrasting worktops and matching splash backs. There is a space and plumbing to house a washing machine and tumble dryer, a radiator, two uPVC double glazed windows and a uPVC door leading out to the rear.

WC

Here you will find part tiled walls, tile effect flooring and a uPVC frosted glass window. There is a pushbutton toilet and a vanity unit, with sink, mixer tap and storage below.

First floor landing

Heading up the stairs, there is lovely, two tone balustrades and a uPVC double glazed window illuminating the stairs and the hallway below. The hallway benefits from a large, storage cupboard and provides access to all four bedrooms and the family bathroom.

Bedroom one

The first bedroom has plenty of natural light from the large, uPVC double glazed window overlooking the front of the property. There is a large, built in storage cupboard and a radiator.

Bedroom two

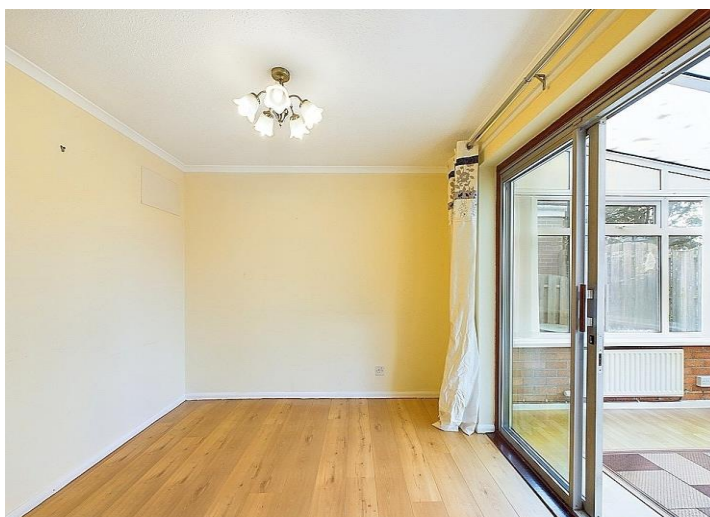
The second bedroom has two uPVC double glazed windows looking out over the front of the property with a radiator below.

Bedroom three

Located at the rear of the property the spacious double bedroom also benefits from a large, storage cupboard, a radiator and a uPVC double glazed window looking out over the rear of the property.

Bedroom four

The fourth bedroom would make an ideal home office or dressing room if four bedrooms are not needed. There is a uPVC double glazed window overlooking the rear of the property and a radiator.



Family bathroom

The bathroom has a uPVC frosted glass window, part tiled walls and wood panelled ceiling. There is a bath, with electric shower above and mixer tap, a toilet and a vanity unit incorporating a handwash basin and plenty of storage below.

Garage

The garage has an up and over door to the front and integral access into the vestibule, there is two window providing plenty of natural light, and the garage benefits from lighting and power.

Externally

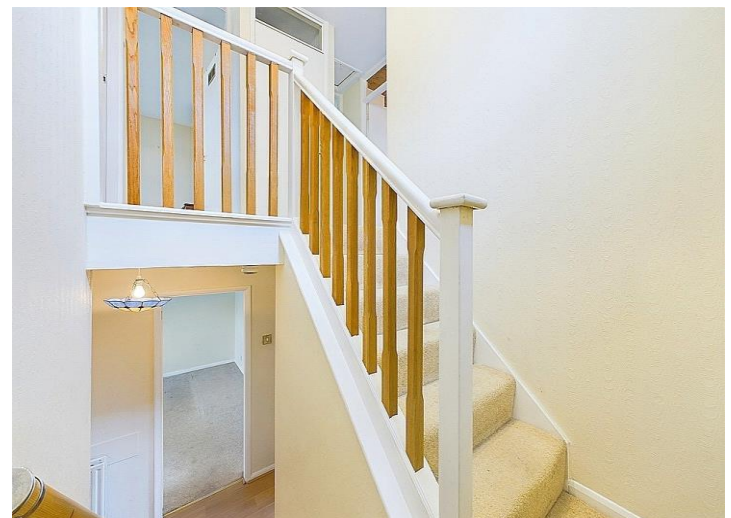
To the front of the property, there is a good sized lawn, which has been well maintained with mature shrubs and plants, providing a splash of colour. There is a good sized drive providing off-road parking and the drive leads up to the garage. There is gated access to the rear garden. The garden gets the sun throughout much of the day and is not overlooked, making it a lovely, private place to sit and enjoy the sunshine. There is an area of well maintained lawn, with mature shrubs and plants to the borders. From the conservatory door there is a patio area, with plenty of space for furniture and to the other side of the conservatory there is a second patio area, largely laid to gravel. The garden is part walled and part fenced making it safe for children and pets to play.

TENURE

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

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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.



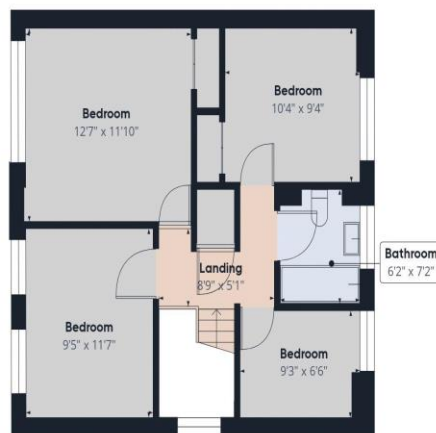


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Ground Floor



Floor 1



Approximate total area[®]
1442.16 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 are based on RICS IPMS 3C standard.

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