



**Boasts a substantial, versatile ground floor extension**

**Three bedrooms, two of which are good sized doubles**

**Second versatile reception room ideal play/dining or bedroom**

**Stylish bathroom to the ground floor plus first-floor bathroom**

**Good size kitchen, plus separate utility room**

**Offers fantastic value for money**

**Walking distance to local schools**

**Enjoys a pleasant outlook**

**An ideal property to put your own stamp on**

**Light and airy lounge with feature fireplace**

Nestled at the end of this quiet cul-de-sac is this deceptively spacious three-bedroom home. This property would suit a range of buyers, including first-time buyers, couples, or with its three bedrooms, would also suit a family. Located in a popular residential area, conveniently located between the towns of Workington and Whitehaven, both of which are within easy reach. The village of Harrington is just a short walk away, where there are additional local amenities and lovely walks along the coastline to be enjoyed. There is fantastic, public transport links and local schools are within walking distance. Stepping up to the property, you will notice the large drive, providing off-street parking. Once inside, the hallway has doors leading to the generously sized, light, and airy lounge, with feature fireplace and one to a good size utility room. From the lounge, there are doors to the modern, kitchen with a breakfast bar and one to a second, versatile reception room. This room has plenty of natural light with a fully glazed uPVC door and side window which lead out to the rear garden. To the rear of the room, there is another door that leads to the large, ground floor bathroom. To the first floor the landing leads to all three bedrooms, two of which are generously proportioned doubles, the family bathroom and separate WC. Externally, to the front of the property there is a lawned area, drive, and gated access to the side of the property. To the rear, there is a large concrete area to the side with path leading to the door to the utility and the one to the versatile second reception room. The garden is securely fenced around, giving it a private feel and the garden has a tiered section with lawned area at the top and a 'turned over' area on the lower tier. The current owners have created a separate area with gated access which is used as a kennel. To fully appreciate the space on offer, call the office today to arrange a viewing.

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## ACCOMMODATION

### Hallway

Entered through a uPVC door with uPVC side window. The hallway benefits from a radiator, tiled flooring, open stairs to the first-floor landing and there are doors leading to the utility and the lounge.

### Lounge

The spacious lounge has plenty of natural light, provided by a large uPVC double glazed window, with views looking out over the front of the property. The room benefits from stylish, wood effect flooring, and a total of two radiators, providing plenty of warmth. There is a modern, electric, log effect fire, set on a tiled hearth with connections and power, for a wall mounted, flatscreen TV above. Doors lead to the kitchen and to a second, versatile living space.



### Kitchen

The modern, contemporary kitchen is flooded with natural light with two uPVC double glazed windows. The kitchen features a range of black, shaker style, wall and base units, with contrasting white work surfaces, and metro tile splash backs. There is a continuation of the tiled flooring found in the hallway, space and plumbing for both a dishwasher and a washing machine, and space for a large, freestanding gas cooker. There is range style cooker, with double oven, separate grill and warming drawer and an eight-ring gas hob, with stainless steel extractor above. The kitchen also benefits from a breakfast bar area and a radiator.



### Utility room

The good size utility, has a uPVC double glazed window and a uPVC double glazed door. There is a radiator and an under stairs storage cupboard. Like the hallway and kitchen, there is a continuation of the tile flooring found in the kitchen and hall and there is plenty of space to house a tumble dryer or possibly a fridge freezer. The door leads out to the rear garden.

### Dining/sitting/play room

This fabulous room is part of an extension and offers huge amounts of versatility. The living space benefits from the same, stylish, wood effect flooring found in the lounge, there is a uPVC double glazed door, with side window which leads out to the rear of the property. This room would make a great playroom, home office or craft room, with modern spotlights and a large, column style radiator. From this room, you can reach the ground floor bathroom.



### Ground-floor bathroom

The stylish, modern bathroom has fully tiled walls, a P-shaped bath, with central, waterfall mixer tap and mixer shower, featuring both rainfall and handheld showerheads and folding glass screen. There is plenty of light provided by the uPVC double glazed frosted window, and the bathroom benefits from a large, towel heating radiator. There is nonslip, vinyl flooring, a pedestal hand wash basin with mixer waterfall tap, a push button flush toilet and an extractor fan.

### First-floor landing

The first-floor landing has a large cupboard, housing the boiler, a uPVC double glazed window, loft access and there are doors to all three bedrooms, the bathroom and a separate WC.



### Master bedroom

The light and airy master bedroom has a large, uPVC double glazed window, looking out of the front of the property, with a radiator below. There is a good size, built-in cupboard with shelving and clothes rail, making this an ideal wardrobe space.

### Bedroom two

The second good sized double bedroom has a large uPVC double glazed window overlooking the front of the property, with a radiator below.

### Bedroom three

The third bedroom has a uPVC double glazed window with a delightful view to the rear of the property, with the sea visible in the distance and a radiator.



### Bathroom

The bathroom has fully tiled walls, a bath with electric shower above, and a pedestal hand wash basin. The bathroom benefits from a radiator and a uPVC double glazed frosted glass window.

### Separate WC

Here you will find a toilet, a radiator, and a uPVC double glazed frosted glass window.



## Externally

To the front, there is a large, flagstone driveway, and a good size lawn area. There is gated access to the side, leading around to the rear. To the side of the property there is a large concrete area, perfect to house a shed. The concrete path extends around to the door from the dining room. There is a tiered garden, with lawn to the higher level and soil to the lower level, with sleeper borders. This would be a great place to grow your own vegetables if you desire. The garden also benefits from a fenced-in kennel area. The spacious garden has a fence all the way around, making it feel very private, and will be an ideal place to sit out in the summer months. From here you can enjoy a pleasant outlook towards the sea.

## TENURE

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

## COUNCIL TAX BAND A

## EPC TBC

## 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.



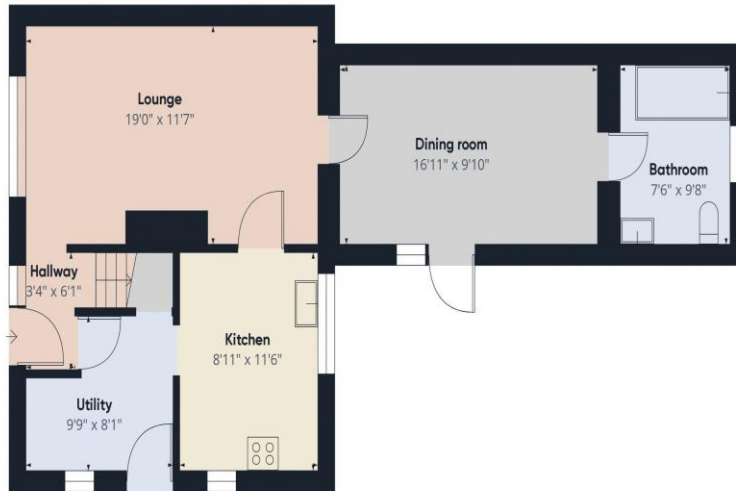
## MORTGAGES

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.

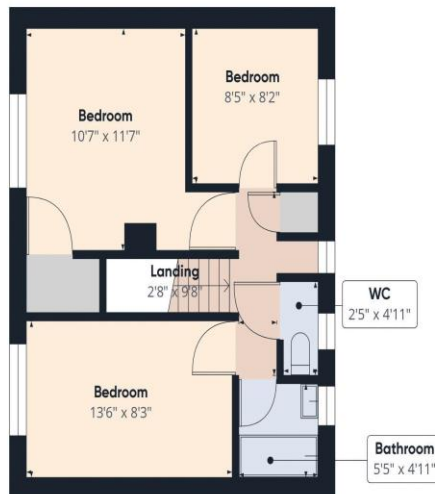
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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1085.32 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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