



**Offered for sale with no forward chain**

**Garage and driveway**

**Conservatory with fell views**

**Excellent potential for extension**

**Large plot with fell views**

**Large open plan kitchen dinner**

**Two double bedrooms**

**Popular residential area**

Offered for sale with no forward chain, this deceptively spacious bungalow boasts a generous corner plot, with exceptional fell views, large garden, off-road parking for multiple cars and a detached garage. Whilst in need of some updating, the property has been well maintained and cared for by the previous owner. Located in a popular, quiet, and rather attractive residential area known as Broadacres, which has long been a popular place to live, both with families and couples. As this is a bungalow, it would be perfect for those looking to downsize. Broadacres is located in High Harrington, which is known for its picturesque harbour, where pleasant walks and views toward Scotland are to be enjoyed. The village is located relatively centrally to the nearby towns of Whitehaven and Workington, both of which can be reached with just a short car journey. The accommodation briefly comprises, entrance hall, spacious lounge, large, open plan kitchen diner which leads to a conservatory with patio doors to the garden. There is two well proportioned double bedrooms and bathroom. Externally, the property boasts a generous corner plot which incorporates a large driveway, garage, extensive gardens and two patio areas which enjoy a lovely fell view. To avoid disappointment call the office today to arrange a viewing.

## ACCOMMODATION

### Entrance hall

Entered through a uPVC double glazed door with frosted glass panel, loft access, and a radiator. Provides access into both bedrooms, lounge and kitchen diner.

### lounge

A light and spacious lounge, with feature, wall mounted electric fire, and a uPVC double glazed window overlooking the front of the property, with a radiator below.

### Kitchen diner

A large, open plan kitchen diner incorporating a dining area with a useful, built-in cupboard, there are two double radiators and uPVC double glazed patio doors leading out into the conservatory providing plenty of natural light and enjoying a lovely fell view. To the kitchen area, there is a range of wood effect, wall and base units with complementary work surfaces and tiled splash backs. There is a double electric oven and integrated microwave, a four-ring gas burning hob and extractor above. There is a 1.5 composite sink and drainer unit with mixer tap and plumbing for washing machine below. With a uPVC double glazed window which overlooks the rear garden, with mature trees to the borders offering privacy. A uPVC double glazed door with frosted glass leads out onto the rear patio.

### Conservatory

A lovely addition to the property, the conservatory enjoys a spectacular fell view to the rear of the property and looks out over the large, rear garden. With wraparound uPVC windows, wall mounted light and tiled flooring. Sliding patio doors lead out onto the rear garden.

### Bedroom one

Situated at the front of the property, the well proportioned, double bedroom has a uPVC double glazed window which overlooks the front of the property, with a radiator below.

### Bedroom two

A second, good sized double bedroom benefiting from fitted wardrobes, with sliding doors which also houses the Worcester combi boiler. A uPVC double glazed window looks out over the rear garden with a radiator below.



## Bathroom

The bathroom suite briefly comprises of bath with electric shower above, with hinged shower screen, pedestal sink and toilet with fully tiled walls, tile effect laminate flooring, a radiator, and a uPVC double glazed window with frosted glass.

## Externally

To the front of the property. Is a low maintenance gravelled garden, a large driveway providing ample off-road parking for multiple cars and leading to the detached garage at the side of the property. To the rear, the property enjoys a generously proportioned plot, which incorporates two patio areas and two well maintained lawn areas, with central pathway between the two which leads to a large shed at the rear of the garden, the lovely rear garden enjoys the stunning open fell views to the side, and the generous corner plot provides plenty of space for further development if required.



## TENURE

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

## COUNCIL TAX BAND B

## EPC TBC

## 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.







Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
1199.67 ft<sup>2</sup>



Ground Floor Building 2

(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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