



Offered for sale with no forward chain

Stylish shower room with bespoke vanity unit

Two well presented reception rooms

Two good size double bedrooms

Contemporary, modern kitchen

Immaculately presented throughout

External utility room

Popular village location

Offered for sale with no forward chain, is this beautifully presented, traditional terraced property. Located in the popular village of Harrington, which has long been a popular place to live. Ideally located between the towns of Whitehaven and Workington, with excellent transport links. Just a five to ten minute walk away and you will find yourself at the picturesque harbour, where beautiful walks and views are to be enjoyed, not only that, but the property is just a short walk from the local amenities that Harrington has to offer, which includes a convenience store, a butchers and a post office. The local school of Beckstone Primary school is also within walking distance. This property would be an ideal choice for first time buyers, couples or perhaps someone looking to downsize. Immaculately presented throughout and ready to move in to, with modern décor and stylish LVT flooring throughout the ground floor. The accommodation briefly comprises, entrance vestibule, a versatile reception room, which is currently used as a dining room, but could be used as a sitting room, or playroom. Continuing through you will find yourself in the inner hall, where there are stairs up to the first floor and an oak door leading through to the beautifully presented lounge, contemporary, recently fitted kitchen, and stylish, modern shower room. To the first floor, there are two well presented, good size double bedrooms, both boasting feature wood panelled walls and one of the bedroom benefits from an open storage area, perfect for fitted wardrobes. To the rear of the property, there is a useful external utility, with plumbing for washing machine and space for tumble dryer. There is also a generously sized, low maintenance rear yard with gated access. Viewing is essential to appreciate this lovely home.

ACCOMMODATION

Entrance vestibule

Entered through a uPVC door with glass panels and top light, there is a modern LED light fitting and an oak door leading through to the dining room.

Dining room

A versatile, well presented reception room, currently used as a dining room, but could be used as a home office playroom or sitting room if desired. There is modern LVT flooring, a uPVC double glazed window overlooking the front of the property, with a double panel radiator below. An open chimney breast, ideal for an electric fire and connections for a wall mounted TV.

Inner hall

With a continuation of the luxury LVT flooring found in the dining room, there is modern, décor, oak doors leading to the lounge and a row of LED spotlights above the stairs, leading up to the first floor.

Lounge

A beautifully presented lounge, with a modern, wall mounted, log effect, electric fire with mirrored surround, and beautiful, oak wooden mantel above, with connections for a flatscreen, wall mounted TV. There is a feature wall with wood panelling, a uPVC double glazed window, with a double panel radiator below, modern, LED lighting and a useful, under stairs storage cupboard with an oak door. The lounge boasts stylish LVT flooring, and an oak door leads through to the kitchen.

Kitchen

A modern, contemporary kitchen, comprising of a range of base units, with shaker style doors and large drawers, contrasting wood effect worktop and matching up stands. There is a 1.5 composite sink and drainer unit with mixer tap, set below a uPVC double glazed window. The kitchen features a range of integrated appliances, including, fridge freezer, dishwasher, and electric oven with glass induction hob, black, glass splash back and matte black and curved extractor fan above. The kitchen is finished with immaculate, modern, décor, LVT wood effect flooring, a double panel radiator, spotlights and a large, pantry cupboard with oak door and fitted internal shelving. An oak door leads into the bathroom and a uPVC double glazed frosted glazed door with fitted blinds, leads to the rear yard and external utility.



Bathroom

A stylish, modern bathroom, with suite briefly comprising, a large, walk-in shower cubicle with both rainfall and handheld shower heads, PVC marble effect panelling, with matte black shelving, a beautiful bespoke vanity unit with a concealed cistern toilet, with wall mounted flush, and a bespoke vanity unit with circular, mounted sink, modern mixer tap and storage below. The bathroom also benefits from a bespoke vanity unit, with wood effect countertop and storage cupboard. There is LED spotlights, an extractor fan, wood effect LVT flooring, and a double panel radiator set below a frosted glass uPVC double glazed window. An oak door leads to a large storage cupboard with internal shelving.



First floor landing

With loft access, LED spotlights, modern décor with feature panelling and oak doors leading to both double bedrooms.

Bedroom one

A light and airy, spacious double bedroom, with feature panelling to the chimney breast and a uPVC double glazed window with a double panel radiator below.

Bedroom two

A generously proportioned, well presented, double bedroom with modern, feature panelling to the chimney breast, modern décor, a uPVC double glazed window with a double panel radiator below and a large, open storage area with architraves, ideal for fitted wardrobes.



External utility room

Entered through a uPVC, a large storage space, benefitting from a handy work surface, with plumbing for washing machine and space for a tumble dryer below, Houses the combi boiler.

Exterior

A good size, low maintenance rear yard, with gated access to the rear, the yard is walled around with fence above and has ample space for garden furniture.

TENURE

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

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EPC E



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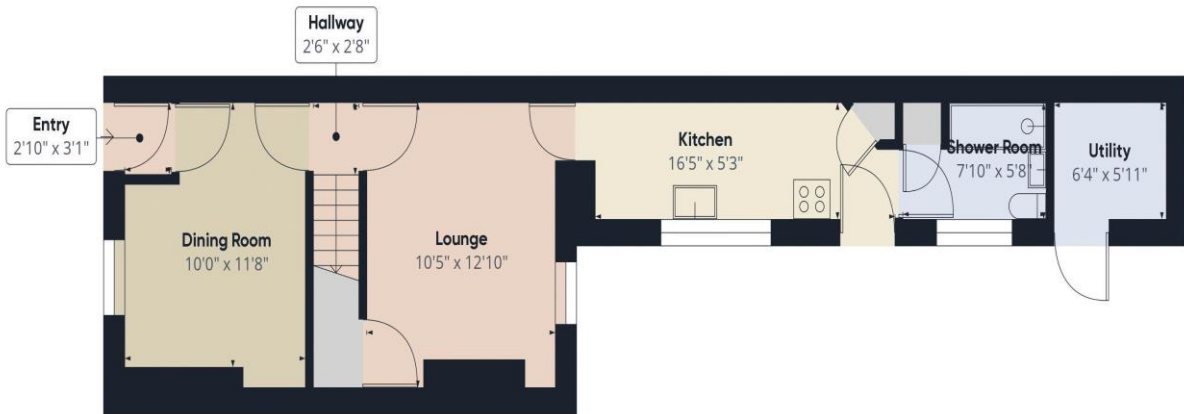
MORTGAGES

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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



Floor 1



Approximate total area⁽¹⁾
734.35 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.

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