



**Located in the ever-popular area of Harrington**

**Lovely lounge with French doors to the garden**

**Short walk to harbour and shoreline**

**Modern bathroom suite plus downstairs WC**

**Sun trap garden with views to the sea**

**Fabulous coastal and sea views**

**Stylish, fitted kitchen**

**A fabulous home for first-time buyer**

**Two tastefully decorated bedrooms**

**Driveway for off-street parking**

Whether you are ready to downsize or get your foot on the first rung of the property ladder, we have the perfect property for you. Enjoying fantastic views across the Solway Firth is this lovely, two bedroomed home. The property is located in the highly desirable area of Harrington, which has long been a popular place to live. Within easy walking distance of the property is the attractive harbour and shoreline where pleasant walks and fabulous views are to be enjoyed. Also along the main street and within walking distance is a variety of shops including a butchers and a post office. Harrington has many pubs including the Galloping Horse which serves a variety of food. Beckstone Primary School is also within walking distance of the property. Throughout, you will find the property has tasteful décor and is ready to move in to, you would simply need to unpack. On the ground floor there is a hallway that leads through to a stylish kitchen. Beyond the kitchen you will find the lovely lounge which boasts French doors leading out to the rear garden. The property also benefits from a downstairs WC. Heading up to the first floor you will find both double bedrooms. The bedroom to the rear enjoys fantastic, elevated views of the coastline and across the Solway Firth. The family bathroom, like the rest of the property, is in excellent condition and located between the bedrooms on the first floor. Stepping outside you will find the driveway provides off-street parking. At the rear there is a generously sized garden with a choice of seating areas in the garden, securely fenced around making it ideal for anybody with children or pets. The garden feels very private and gets the sun, making it perfect for barbecues, entertaining or simply relaxing. To appreciate this lovely home and its wonderful views, please contact the office to arrange a viewing.



## ACCOMMODATION

### Hallway

Entered through a composite door with double glazed frosted glass. Provides access to the kitchen, and there are stairs leading to the first floor landing.

### Kitchen

A modern fitted kitchen incorporating a range of wall and base units with a complementary work surface and matching upstands. There is a separate gas hob, with a stainless steel splash back and extractor canopy above, a 1.5 stainless steel sink, mixer tap and drainer board, plumbing for a washing machine and space for a fridge/freezer. The kitchen benefits from an under-stairs storage area and a uPVC double glazed window. Provides access to the lounge.

### Lounge

A light and airy, well presented lounge. the spacious lounge has modern wood effect flooring, TV connections, two radiators, providing plenty of warmth. Beautiful French doors with integral blinds, flood the room with natural light and provides access to the rear garden, there is also access to a handy WC.

### WC

A useful WC, benefitting from a toilet, wash basin, with tiled splash back extractor fan and modern wood effect flooring.

### First floor landing

Provides access to two double bedrooms, bathroom and the loft.

### Bedroom one

A light and airy double bedroom benefiting from a single panel radiator and a uPVC double glazed window with picturesque coastal views.



## Bedroom two

A modern double bedroom, currently used as a home office, there is a useful over stairs cupboard, a single panel radiator and two uPVC double glazed windows.

## Bathroom

A lovely, modern, bathroom, with suite briefly comprising of bath with glass screen and shower above., a pedestal hand wash basin with mixer tap and a toilet. there are clean modern, part tiled walls, an extractor fan, a single panel radiator and a uPVC double glazed window with frosted glass.

## Exterior

The garden has been designed with low maintenance in mind, there is a large patio area, perfect for sitting out and enjoying the beautiful, coastal views and a large, well maintained lawn area, perfect for small, children and pets. The garden is fenced around, giving it plenty of privacy and there is a handy shed, with a gravelled border.

## TENURE

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

## COUNCIL TAX BAND A

## EPC B

## LOW FEES, LOCAL EXPERTISE

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## MORTGAGES

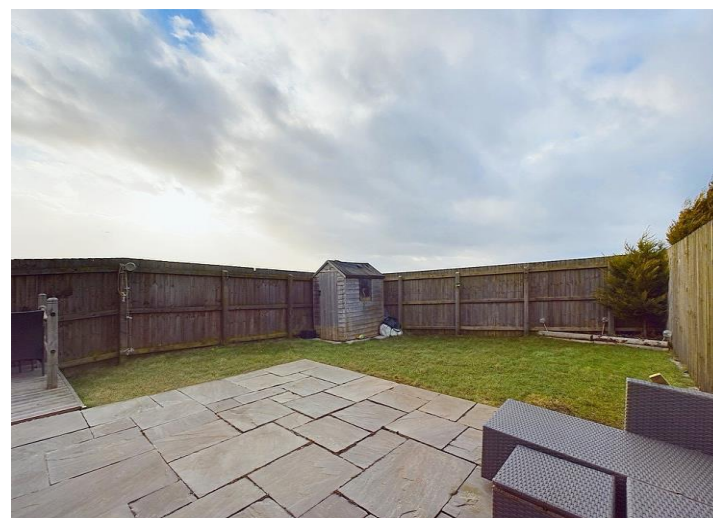
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## NOTE

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.







First Choice Move Ltd. registered in England and Wales Number 0767776 VAT number 118201945  
Registered office and postal address:  
GATE HOUSE, HALLWOOD ROAD, LILLYHALL, WORKINGTON, CUMBRIA. CA14 4JR

Tel: 01900 837 804 Tel: 01946 413 001 Email: [admin@firstchoicemove.co.uk](mailto:admin@firstchoicemove.co.uk) [www.firstchoicemove.co.uk](http://www.firstchoicemove.co.uk)

