



**Large garden, garage, and off-road parking**

**Walking distance to local schools and village amenities**

**Separate utility and useful downstairs WC**

**Easy access to both Whitehaven and Workington**

**Three bedrooms**

**Ideal for first time buyers**

**Lovely traditional terraced home**

**First floor family bathroom**

Offered for sale with no forward chain, is this lovely, traditional terraced home, the property has plenty to offer both inside and out. Boasting a large rear garden, including a patio/ parking area, with large, detached garage and lovely, lawned areas with raised decking. Well maintained throughout, this deceptively spacious property is ideal for first time buyers couples or families. Located in a popular residential area, in the sought after village of Harrington, conveniently located between the towns of Workington and Whitehaven, both of which are within easy reach. The village centre is also just a short walk away, where there are local amenities and lovely walks along the coastline to be enjoyed. There is fantastic, public transport links and local primary school within walking distance. The accommodation briefly comprises, entrance vestibule, hallway with lovely, high ceilings and original cornice. There is a beautifully presented, open plan, dual aspect lounge diner, breakfast kitchen, with separate utility, and a useful downstairs WC. To the first floor, there are two spacious, well presented double bedrooms and a single bedroom that would make a great nursery or home office, the family bathroom is also conveniently located on the first floor. Externally, the property continues to impress, there is plenty of kerb appeal, with the walled front garden, with wrought iron fencing and gate, the originally quarry tile path, leads to the front door and there is a low maintenance gravelled garden with mature shrubs. To the rear of the property, there is a rear yard with gated access to a large parking area, detached garage, and large rear garden. Viewing is essential to appreciate the accommodation on offer.



## ACCOMMODATION

### Entrance hall

Entered through a modern uPVC double glazed door, with frosted patterned glass and matching frosted glass top light. The well presented hallway, benefits from the lovely, high ceilings with original cornice and corbels, mosaic effect, vinyl tiles to the vestibule area and wood effect flooring to the hallway, with wall mounted radiator and cover. There are open stairs to the first floor and access into the lounge diner.

### Lounge diner

The beautifully presented, dual aspect, lounge diner has a central archway defining the areas. The dining area, to the front of the property has a uPVC double glazed window, which provides plenty of natural light, with a radiator below. Tasteful, modern décor, which is perfectly complemented by the wood effect flooring, and high ceilings with original cornice and central ceiling rose. To the lounge area, a stylish, wall mounted, electric fire sits below a solid oak mantle. With a continuation of the wood effect, flooring, and tasteful décor, finished with beautiful cornice and central ceiling rose. There is a uPVC double glazed window, which provides plenty of natural light, with a radiator below and provides access into the kitchen.

### Breakfast kitchen

Incorporating a range of contemporary, white wall and base units, with contrasting work surfaces, tiled splashback's and a breakfast bar area. There is a built-in electric oven, with five ring stainless steel gas hob, set into the worktop, with an integrated extractor hood above. A 1.5 stainless steel sink and drainer unit with mixer tap, sits below the uPVC double glazed window, and there is a large, under stairs storage cupboard. The room benefits from tiled flooring and a radiator. Provides access into the rear utility.

### Utility

Fitted with a Belfast sink, with wall mounted taps and tiled splashback, there is useful, wall and base units, providing additional storage, plumbing for a washing machine and space for tumble dryer. There is also space for a fridge freezer. The utility has tile effect, flooring, a uPVC double glazed window, and a uPVC double glazed door with frosted glass which leads out onto the rear of the property. The utility also boasts a large, walk-in storage cupboard, which houses the Baxi combi boiler, with internal shelving and provides access to a useful, downstairs WC.

### Downstairs WC

With toilet, uPVC double glazed, frosted glass window, and tiled flooring.





### First floor landing

Split level landing, provides access into three bedrooms and the bathroom. With decorative panelling, roof light with stain glass effect, providing additional light and a radiator. The landing also benefits from a built-in storage cupboard.

### Master bedroom

The well presented, light and spacious master bedroom has tasteful, modern décor, a uPVC double glazed window which overlooks the front of the property, with a radiator below and decorative coving.

### Bedroom two

A second beautifully presented, and generously, proportioned double bedroom, with tasteful, décor, decorative coving, and loft access. There is a uPVC double glazed window which looks out over the rear garden, with a radiator below.

### Bathroom

The contemporary bathroom, incorporates a bath with mixer shower above, with bi-folding glass shower screen, a pedestal sink and toilet, with towel rail fitted above the radiator. There is tiled flooring and fully tiled walls, with panelling to the ceiling and a uPVC double glazed frosted glass window.

### Bedroom three

A useful third bedroom, which make a great nursery or home office, with neutral décor, and a uPVC double glazed window which overlooks the rear garden, with a radiator below.

### Externally

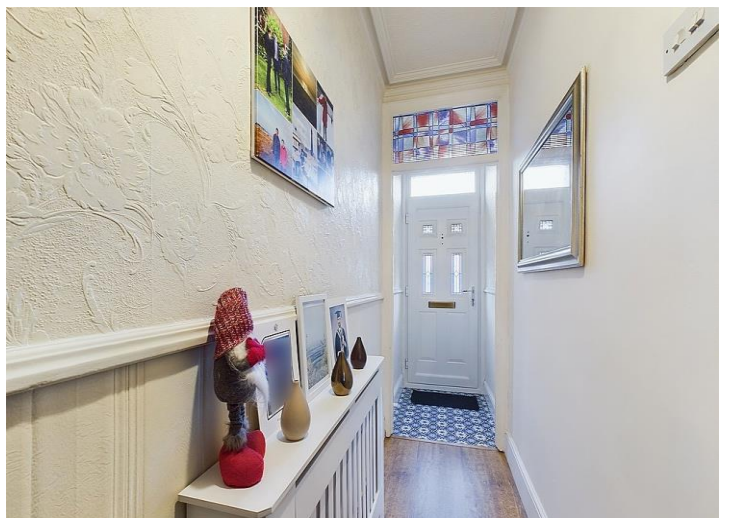
To the front of the property, there is a lovely, original, mosaic tiled pathway, with low maintenance, gravel garden with mature shrubs. The wrought Iron gate, and low wall with wrought iron railings is a lovely feature. To the rear of the property, there is both off-road parking and a large, detached garage with a gateway leading to a substantial rear garden. To the rear of the garage, is a lovely raised decked area, with lawn which is walled around with gated access to the second garden area. This area is mostly laid to lawn and bordered by mature trees and woodland, creating a lovely, peaceful space. Directly behind the property is a low maintenance rear yard with gated access.

### TENURE

We have been informed by the vendor that the property is leasehold with a yearly charge of 0.54p.

### COUNCIL TAX BAND A

### EPC D





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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.





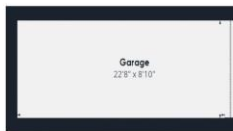




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1162.82 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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