



30 KILN GREEN AVENUE | HIGH HARRINGTON | WORKINGTON | CUMBRIA | CA14 4LN

PRICE £190,000





SUMMARY

What a great family home! This semi detached property sits at the head of this popular cul de sac and has been well maintained by the current owners. Ready to move straight into, the accommodation includes an entrance hall, a spacious double aspect living/dining room, a modern fitted kitchen with space for appliances, a ground floor wet room style shower room, three decent bedrooms, two with sea views and built in wardrobes plus a family bathroom. There is off road parking at the front and to the rear, an enclosed family friendly garden. A really great home for the money...

EPC band C

GROUND FLOOR

ENTRANCE HALL

A part double glazed PVC door leads into hall with doors to living room and kitchen, stairs to first floor, under stairs cupboard, double glazed window to front

LIVING/DINING ROOM

A spacious double aspect room with double glazed windows to front and rear, chimney breast feature with gas living flame fire, surround and hearth, coving, radiator, space for table and chairs

KITCHEN

A modern cream kitchen with contrasting black work surfaces, single drainer sink unit with upstand, gas hob with oven and extractor, space for fridge freezer, washing machine and tumble dryer, double glazed window to rear, radiator, part glazed door to garden, door to wet room

WET ROOM

An extension to the side and including a shower area with floor drain plus shower unit, wall mounted hand basin and low level WC. PVC splash panelling, extractor fan, double glazed window to rear, radiator

FIRST FLOOR

LANDING

Double glazed window to side, doors to rooms, access to loft space

BEDROOM 1

Double glazed window to rear, radiator

BEDROOM 2

Double glazed window to front with sea views, built in triple wardrobe with sliding doors, further built in cupboard, radiator

BEDROOM 3

Double glazed window to front with sea views, built in double cupboard, radiator

FAMILY BATHROOM

Double glazed window to rear, panel bath with shower unit and screen, pedestal hand wash basin and low level WC. Tiled walls, radiator, extractor fan

EXTERNALLY

To the front of the property a block paved drive provides off road parking with an area to one side laid to lawn. Steps with railings lead up to front door, side access to rear garden. The rear garden is generous in size, enclosed and includes a two level paved patio area with space for seating, plus lawn, side gate

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 606006

whitehaven@lillingtons-estates.co.uk

Council Tax Band: B

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speeds available: Standard 18Mbps / Superfast 62Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates O2 and Vodafone have good signal outside and variable signal indoors. EE and 3 have good signal outside but limited service indoors.

Planning permission passed in the immediate area: None known

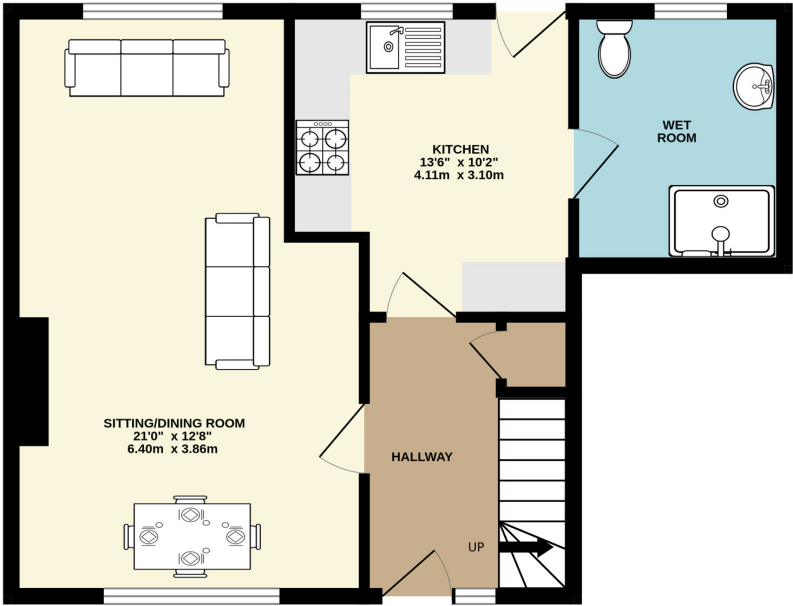
The property is not listed

DIRECTIONS

From Whitehaven head north on the A595 towards Workington. After the Distington bypass turn left at the roundabout to Harrington, passing Burger King. Enter High Harrington and cross the mini roundabout by the pub, heading downhill on Main Road, then turning left into Kiln Green Avenue. The property will be located facing you, at the head of the cul de sac.



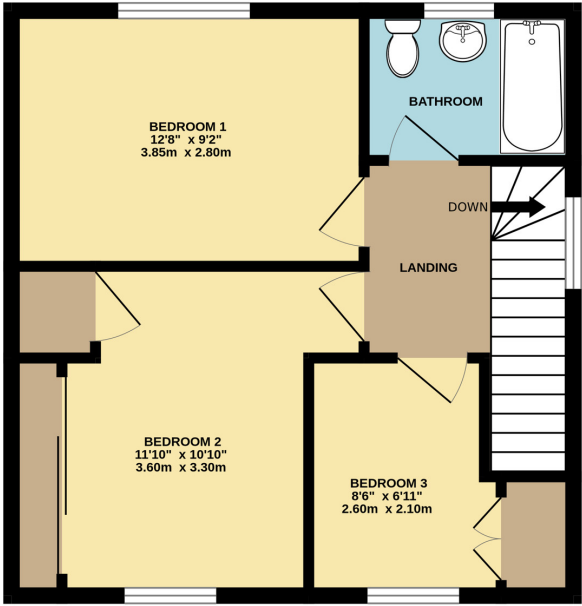
GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	69
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		