
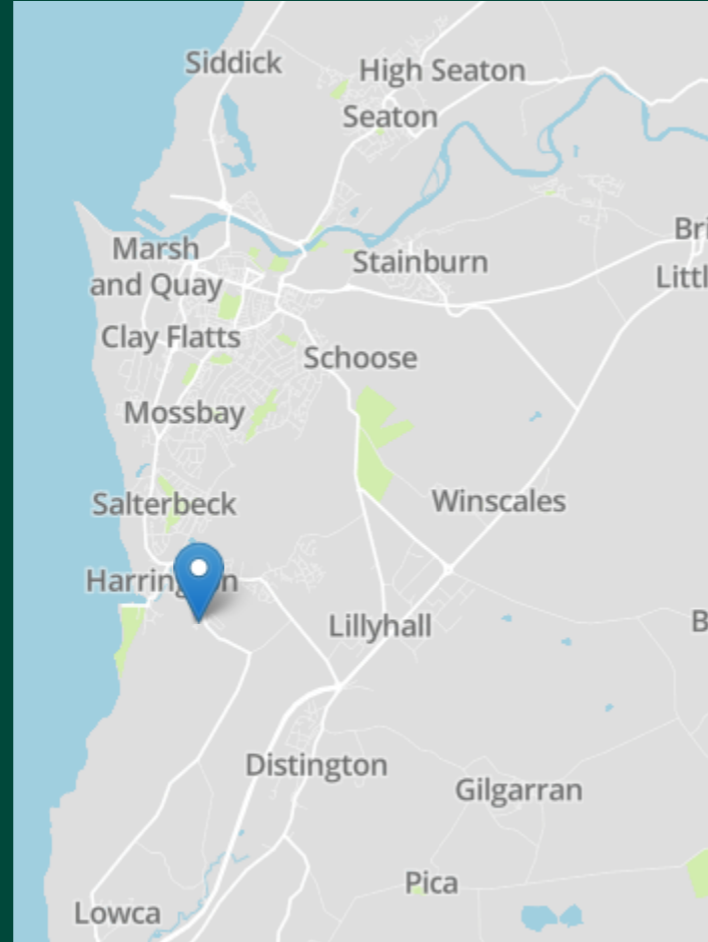



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	





Approximate total area*

649.82 ft²
60.37 m²

(*) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360




13 High Close, High Harrington, Workington, Cumbria, CA14 5RQ

- 2 bed semi det bungalow
- Modern accomodation
- Driveway & garden
- Popular residential area
- Council Tax: Band B
- Tenure: freehold
- EPC rating E

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LOCATION

High Harrington offers a range of amenities from local shops, primary schools, public houses and the marina. It is located on the edge of the well serviced town of Workington with many local and high street shops, cafes, bars, restaurants, theatres and leisure facilities. There are excellent road and rail links with easy access to both the west coast and the Lake District National Park.

PROPERTY DESCRIPTION

Located in a peaceful cul-de-sac in the popular hamlet of High Harrington, this beautifully refurbished 2 bed semi detached bungalow offers an exceptional standard of living, making it an ideal choice for first time buyers and young families.

The ground floor features a welcoming entrance hall that leads into a generous lounge, creating a perfect space for relaxation. The stylish kitchen, with its contemporary navy blue units, offers ample room for dining at the breakfast bar. Two spacious double bedrooms and a modern family bathroom complete the accommodation. Externally, the property boasts driveway parking for several vehicles and a rear garden with stunning far reaching views towards the Solway Firth - an ideal spot to unwind and enjoy the scenery.

The location also provides easy access to Cockermouth and nearby employment hubs, making it a great option for both professionals and families. With its modern interiors, practical layout, and desirable location, this property offers a fantastic opportunity. Early viewing is highly recommended.

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC front door. Coat hooks with shelf over, telephone point, wood flooring, radiator and doors to all rooms.

Living Room

4.11m x 3.66m (13' 6" x 12' 0") A bright reception room with large front aspect bay window and window seat, TV point, radiator and wood flooring.

Kitchen

3.27m x 2.82m (10' 9" x 9' 3") Fitted with a range of modern wall and base units with complementary work surfacing and upstands, incorporating 1.5 bowl Lamona sink and drainer unit with mixer tap. Integrated fridge freezer and electric oven with ceramic hob and extractor over, plumbing for washing machine and fitted dining table with seating for four to six. Built in cupboard, radiator, recessed ceiling spotlights, rear aspect window and part glazed UPVC door out to the garden.

Bedroom 1

3.19m x 3.76m (10' 6" x 12' 4") A front aspect double bedroom with radiator.

Bedroom 2

3.16m x 3.35m (10' 4" x 11' 0") A rear aspect double bedroom with radiator and loft access hatch.

Bathroom

2.04m x 1.64m (6' 8" x 5' 5") Fitted with a modern three piece suite comprising P shaped bath with mains shower over, concealed cistern WC and wash hand basin set in vanity unit. Part tiled walls and tiled flooring, vertical heated towel rail, extractor fan, recessed ceiling spotlights and obscured rear aspect window.

EXTERNALLY

Gardens and Parking

To the front of the property, there is a lawned garden with space for offroad parking on the driveway to the side. To the rear there is a lawned garden with space for a garage (STC).

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be located using the postcode CA14 5RQ or alternatively What3words ///climber.tunes.eliminate

