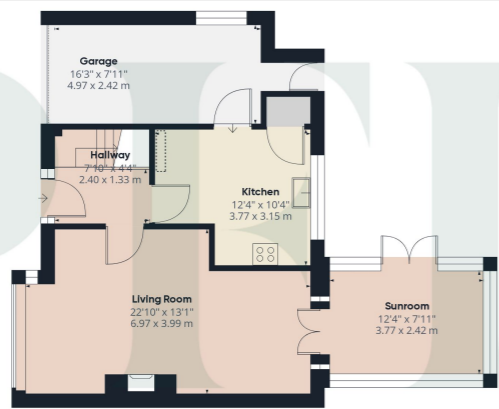
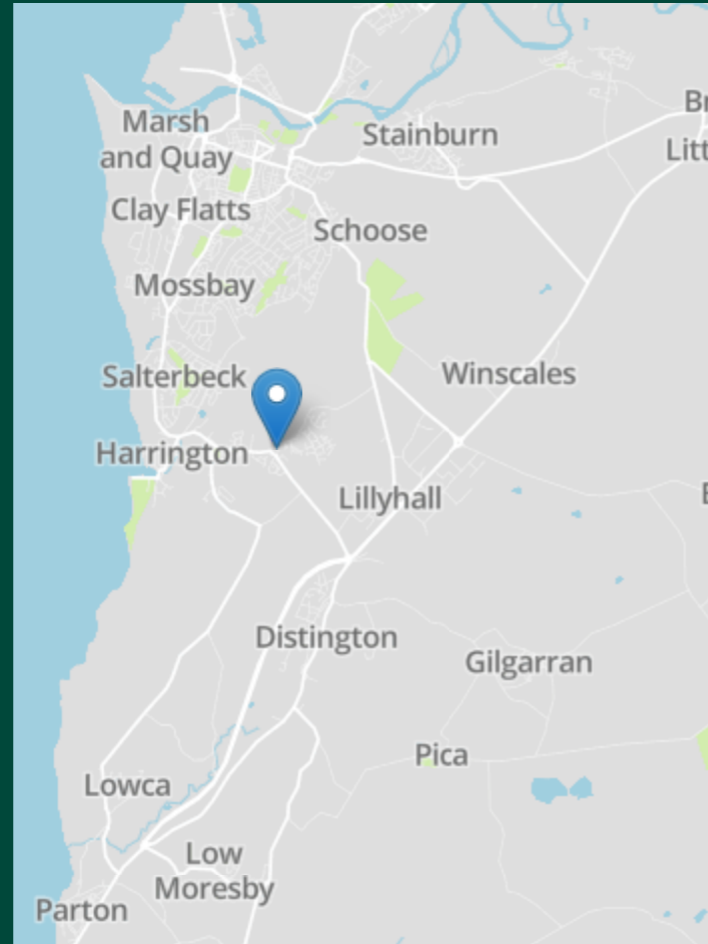
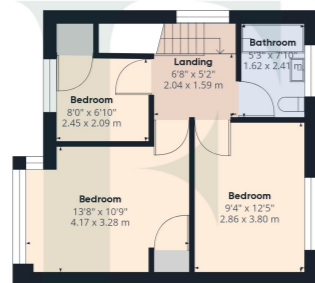


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>81</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1

**PFK**

Approximate total area\*  
1125.13 ft<sup>2</sup>  
104.53 m<sup>2</sup>

Reduced headroom  
2.55 ft<sup>2</sup>  
0.24 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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## 7 Queens Road, High Harrington, Workington, CA14 4LX

- 3 bed semi det
- Perfect for first time buyers & young families
- Tenure: freehold
- Garage & gardens
- Quiet cul-de-sac setting
- EPC rating D
- Fully refurbished to a high specification
- Council Tax: Band B



01900 826205



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www.pfk.co.uk

## 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

Situated in a quiet cul-de-sac in the desirable hamlet of High Harrington, this 3 bed semi detached property has been recently fully refurbished and offers an exceptional standard of living, perfect for first time buyers and young families.

The ground floor features an inviting entrance hall that leads to a spacious lounge/diner, highlighted by an attractive wood burning stove, creating a warm and welcoming atmosphere. The contemporary kitchen provides ample space for dining and the addition of a conservatory offers further versatile living space, perfect for relaxation or as a play area. On the first floor, a spacious landing leads to three well appointed bedrooms and a modern family bathroom. Externally, the property benefits from driveway parking for one car and an integral garage. The enclosed lawned garden with patio area is perfect for outdoor entertaining, providing a safe and private space for children to play and for hosting family gatherings. This beautifully updated home combines modern convenience with charming features, situated in a prime location close to excellent schools and the neighbouring towns of Workington and Whitehaven. Additionally, the property offers an easy commute to Cockermouth and nearby employment centres, making it an ideal choice for professionals and families alike.

With its blend of stylish interiors and practical amenities, this property presents a fantastic opportunity in a sought after location. Viewing is highly recommended.

## ACCOMMODATION

### Entrance Hall

Accessed via UPVC door with obscured, glazed side panels. Stairs to the first floor with understairs storage cupboard, radiator, laminate flooring and doors leading to the ground floor rooms.

### Lounge

6.97m x 3.99m (22' 10" x 13' 1") A bright and spacious reception room with large front aspect window and patio doors with glazed side panels giving access to the conservatory. Decorative coving, recessed wood burning stove on a slate hearth with solid wood mantel, and two radiators.

### Conservatory

3.77m x 2.42m (12' 4" x 7' 11") A versatile space, ideal for use for home working, as a play room or as a separate dining room, the conservatory is of dwarf wall construction with glazing to two sides and patio doors leading out to the rear gardens. With radiator and wood effect flooring.

### Kitchen

3.77m x 3.15m (12' 4" x 10' 4") Fitted with a range of modern, matching wall and base units with complementary work surfacing and upstands, incorporating 1.5 bowl sink and drainer unit with mixer tap. Integrated electric hob with extractor over and separate electric oven integrated at eye level, space for dining table and chairs and large storage cupboard with plumbing for tumble dryer. Inset ceiling spotlights, radiator, rear aspect window and door to the integral garage.

## FIRST FLOOR LANDING

With loft access hatch, side aspect window and doors leading to the first floor rooms.

### Family Bathroom

1.62m x 2.41m (5' 4" x 7' 11") Fitted a modern three piece suite comprising close coupled WC, wash hand basin set on a high gloss, floating vanity unit and L shaped bath with mains rainfall shower over. Fully tiled walls and tiled flooring, vertical, chrome laddered radiator, inset ceiling spotlights and obscured rear aspect window.

### Bedroom 2

2.86m x 3.80m (9' 5" x 12' 6") A rear aspect double bedroom with radiator.

### Bedroom 1

4.17m x 3.28m (13' 8" x 10' 9") A front aspect double bedroom with radiator and large storage cupboard.

### Bedroom 3

2.45m x 2.09m (8' 0" x 6' 10") Currently used as a dressing room, a front aspect single bedroom with overstairs storage cupboard, radiator and laminate flooring.

## EXTERNALLY

### Gardens and Parking

To the front of the property, there is driveway parking for one car leading to the single garage and a lawned front garden with side access leading round to the rear. The enclosed rear garden is mainly laid to lawn with bark chipped borders and paved patio area, perfect for outdoor dining and entertaining.

### Garage

4.97m x 2.42m (16' 4" x 7' 11") Single, integral garage with up and over door, power and lighting, side aspect window UPVC pedestrian door out to the rear garden.

## 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; Pollard & Scott/Independent Mortgage Advisors – 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 4LX or alternatively What3words///flamenco.labs.backtrack

