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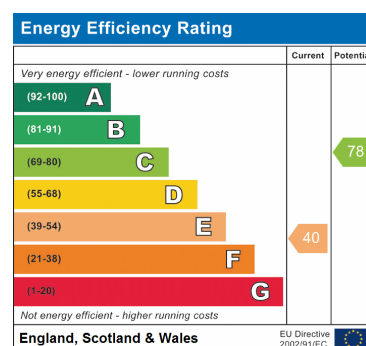
Please call any branch for further information or to make an appointment.

3 MELBOURNE TERRACE, HIGH HARRINGTON, WORKINGTON CA14
5PQ
PRICE £75,000



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DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This sensibly priced three storey traditional house is located off the main road and in the popular village of High Harrington. Perfect for those that work from home, the property includes a decent living/dining room, a modern fitted kitchen with breakfast bar, a ground floor bathroom, a bedroom and useful home office (or dressing room) to the first floor and an 'attic style' main bedroom to the top floor, accessed from the office. There is a low maintenance garden to the front. A great buy for a good price...

EPC band E

GROUND FLOOR

Entrance

A part double glazed door leads into Living room

Living/Dining room

Double glazed window to front, fireplace with surround, radiator, coved ceiling, door into hall

Inner Hall

Stairs to first floor, doors to kitchen and bathroom, radiator

Kitchen

Fitted in a range of base and wall mounted units with work surfaces, gas hob with oven and extractor, single drainer sink unit with tiled splashbacks, space for fridge freezer and washing machine, breakfast bar, tiled flooring, double glazed window to rear, part glazed door leading out onto rear access path.

Ground Floor Bathroom

Panel bath with electric shower unit, pedestal hand wash basin, low level WC. Tiled walls, extractor fan, tiled flooring

FIRST FLOOR

Landing

Doors to rooms

Bedroom

Double glazed window to front, radiator

Office/Dressing Room

Double glazed window to rear, radiator, wall mounted combi boiler, door to stairs which lead up to Attic Bedroom

Attic Bedroom

A top floor room with vaulted style ceiling and Velux windows to front and rear, radiator, built in cupboard

Externally

To the front is a low maintenance garden laid to paving. Shared access path for neighbours to cross the front of the terrace to access other homes.

Additional Information

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

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Leasehold : 999 years

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

Fixtures & Fittings: Carpets, oven and hob

The property is not listed

Directions

From Whitehaven head north on the A595 onto the Distington by-pass. At the roundabout by Burger King turn left to Harrington and follow the road into the village. Cross the mini roundabout and head downhill, passing the Brewery House pub. Turn left into The Hollins and before heading back uphill, Melbourne Terrace will be located on the left hand side, adjacent to the road.

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