



6 CHURCH ROAD TERRACE | HIGH HARRINGTON | WORKINGTON | CA14 5PL

PRICE £140,000





SUMMARY

This traditional three storey townhouse is a real find as they always sell well and don't come up too often... The middle terrace property is well located for access to local shops, the harbour and coastline plus the station and includes a lengthy hall, a spacious living/dining room, a decent modern kitchen, two first floor bedrooms with a generous first floor bathroom including bath plus separate shower enclosure and two further bedrooms to the top floor with sea views at the front. An enclosed courtyard garden completes the accommodation. This is a perfect family home in a handy position and offered at a really great price!

EPC band D

GROUND FLOOR ENTRANCE VESTIBULE

A part glazed PVC door leads into vestibule, with a part glazed stripped wooden door to hall

ENTRANCE HALL

Doors to rooms, stairs to first floor, double radiator, under stairs storage cupboard

LIVING/DINING ROOM

Double glazed window to front, gas living flame fore with surround and hearth, coved ceiling, opening into dining area. The dining area has space for table and chairs, double glazed window to rear, radiator, coved ceiling

KITCHEN

Fitted in a range of base and wall mounted units with wood effect work surfaces, twin bowl sink unit with tiled splashback, 5 ring gas hob with oven and extractor, space for fridge freezer and washing machine, double glazed window to side, double glazed door to side, double radiator, tiled flooring

FIRST FLOOR LANDING

Doors to rooms, stairs to second floor

BEDROOM 1

A generous bedroom with two double glazed windows to front, vertical radiator, coved ceiling, chimney breast

BEDROOM 2

Double glazed window to rear, radiator, coved ceiling

BATHROOM

Double glazed window to side, double ended bath sat in cradle, separate double shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Half tiled walls and tiled flooring, double radiator, built in cupboard housing combi boiler

SECOND FLOOR LANDING

Doors to rooms

BEDROOM 3

Dormer double glazed window front with a view to the sea, double radiator, sloping ceiling with exposed purlin

BEDROOM 4

Velux window to rear, sloping ceiling with exposed purlin, radiator

COURTYARD GARDEN

An L-shaped courtyard including a paved area with rear access gate, handy outside tap

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: A

Tenure: Leasehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

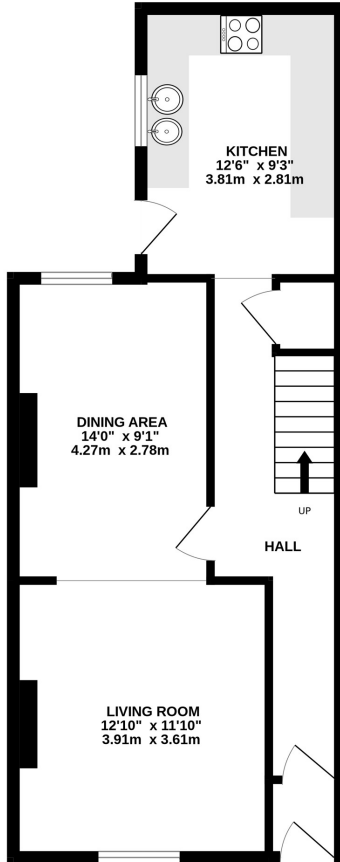
The property is not listed

DIRECTIONS

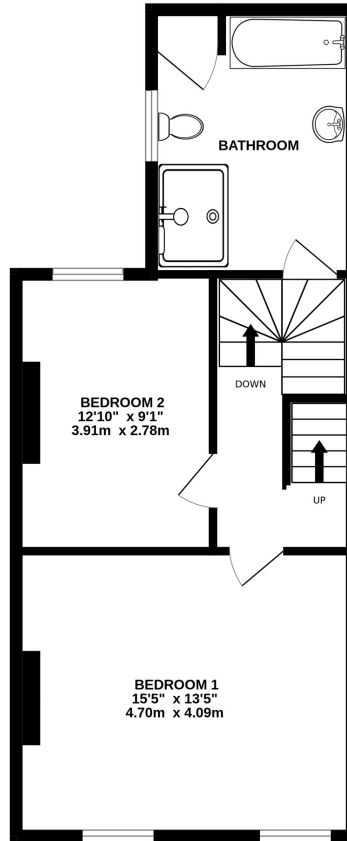
From Workington head to the station and take Solway Road heading to Harrington. Cross the roundabout near KFC and continue as the road becomes Salterbeck Road. Descend the brow to the cross roads in Harrington and continue straight ahead heading back uphill. Pass St Mary's church on the left and the property will be situated on the left hand side.



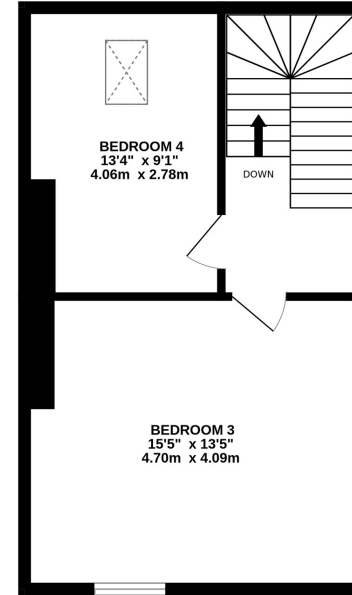
GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



2ND FLOOR
407 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1434 sq.ft. (133.2 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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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.

www.lillingtons-estates.co.uk

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

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