

SMEATONS

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CUMBRIA

To Let **FURNISHED**

23 ROSEHILL, HARRINGTON
Four Bedroom Mid-Terraced Property with Garden/Patio



Situated in a popular part of Harrington in a quiet location with open views to the front over the marina and Solway Firth.

This mid-terraced house provides four bedroom accommodation over three floors, has partial double glazing and gas central heating.

Rent: £xxx pcm

Deposit: £xxx

Admin Fee: £75 pp + VAT

No Pets.

No Smokers.

No DSS.

VIEWINGS: By appointment with the Agent.

Smeatons for themselves and the valuers of this property whose agents they are given notice that:

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the Part of Smeatons or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Smeatons nor any person in their employment has any authority to make of give, any representation or warranty whatever in relationship to this property. 6. No responsibility can be accepted for loss of expense incurred in viewing or in the event of any property being sold, let or withdrawn.

Entrance: By way of three steps to a wooden front door into

Vestibule: With glazed door leading to

Hallway: With coved ceiling, ornate plaster work and dado rail.

Sitting Room: 14'10" x 14'3" (4.54m x 4.36m). With coved ceiling, radiator, open fire in tiled hearth with wooden surround, large double glazed window with sea views to Scotland.

Dining Room: 13'7" x 10'11" (4.15m x 3.35m). With original coving, tiled hearth, fitted cupboards, fitted bookcase and exposed floorboards.

Dining Kitchen: 11'3" x 10'9" (3.43m x 3.29m). Having a range of light oak floor and wall mounted kitchen units, laminate work surface with tiled splash back. Electric oven with gas hob, dishwasher, one and a half bowl sink with mixer tap and drainer. Feature alcove with picture light and patio doors leading to rear yard/patio area.

Utility Room: With washing machine and fridge freezer.

Downstairs Shower Room: 6'9" x 5'2" (2.6m x 1.59m). Low flush WC, wash hand basin and walk-in shower cubicle.



From the hall a dog legged staircase with wooden banister and ornate cast iron spindles leads to the **FIRST FLOOR LANDING** with doors to

Bedroom 1: 14'8" x 9'6" (4.52m x 2.90m). Part coved ceiling, fitted wardrobe and cupboard, exposed floorboards, double glazed window and two wall lights.

Bedroom 2: 13'8" x 9'5" (4.17m x 2.88m). Fitted wardrobe/drawer unit.

Family Bathroom: 6'1" x 11'6" (1.87m x 3.52m). Three piece suite, part tiled walls and bath with shower over.

Further stairs lead to **SECOND FLOOR LANDING** with velux rooflight, two storage cupboards (under eaves).

Bedroom 3: 14'5" x 8'2" (4.41m X 2.5m). With velux rooflight and exposed beams.

Bedroom 4: 14'5" x 7'5" (4.41m x 2.27m). With velux rooflight and exposed beams.

OUTSIDE:

Lawned area to the front with low wall/hedge.

Rear yard/patio area, coal house and steps leading to lawn area.

DIRECTIONS:

Travelling from Workington to Harrington, turn right at the traffic lights into Church Road, straight down and under railway bridge, fork left up the hill and the property is located on the left hand side.

www.smeatons-uk.com