



3 BEECH DRIVE | STAINBURN | WORKINGTON | CUMBRIA | CA14 1BG

PRICE £215,000





SUMMARY

Occupying a lovely plot with an area of green to the front and open views over the town towards the sea at the rear, this gorgeous semi detached modern property on Beech Drive in Stainburn will make a wonderful home. The recently built, stylish house includes a hallway with ground floor WC, a decent living room to the front, a stunning kitchen/dining room to the rear with bi-folding doors to the garden and integrated appliances, a main bedroom with en-suite shower room, two further decent size bedrooms (no box room here) and a luxurious family bathroom. The rear garden is generous and enclosed plus there is off road parking at the front for two vehicles.

EPC band B

GROUND FLOOR ENTRANCE HALL

A coloured part glazed composite front door leads into hall with doors to rooms, stairs to first floor, radiator, under stairs cupboard

GROUND FLOOR WC

Double glazed window to side, hidden cistern WC, hand wash basin, tiling to half wall height, extractor fan, wood style flooring

LIVING ROOM

A generous room with double glazed twin window to front, radiator

KITCHEN/DINING ROOM

A lovely open plan room with bi-folding doors opening up into the garden. The kitchen area is fitted in a wide range of gloss base and wall mounted units with work surfaces, single drainer sink unit, five ring gas hob with extractor fan, eye level oven and grill, integrated fridge freezer and dishwasher, space for washing machine, double glazed window to rear, wall mounted boiler in cupboard. Dining area with space for family table and chairs, doors to garden, double radiator.

FIRST FLOOR LANDING

Doors to rooms, access to loft space, built in airing cupboard

BEDROOM 1

Double glazed window to front with blinds, radiator, door to en-suite

EN-SUITE SHOWER ROOM

Double glazed window to front, double shower enclosure with twin head thermostatic shower unit, hand wash basin with cupboards under, hidden cistern WC. Extractor fan, tiling to half wall height, chrome towel rail, wood style flooring

BEDROOM 2

Double glazed window to rear with a view over Workington to the coastline, radiator

BEDROOM 3

Double glazed window to rear with a view towards the coast, radiator

BATHROOM

Double glazed window to side, panel bath with shower attachment, hand wash basin with cupboards under, hidden cistern WC. Chrome towel rail, extractor fan, tiling to half wall height, wood style flooring

EXTERNALLY

To the front of the property there is a double width drive laid with block paving, leading to the front door. Side access gate to rear garden. The rear garden is enclosed and includes a paved patio terrace, area of lawn with stone chippings to edges and a storage area at the far end.

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: C

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, integrated fridge freezer and dishwasher

Broadband type & speeds available: Standard 7Mbps/Superfast 53Mbps/Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates O2 has service indoors, 3 network has no signal indoors and the rest have limited service inside. All providers have signal outdoors
Planning permission passed in the immediate area: None known

The property is not listed

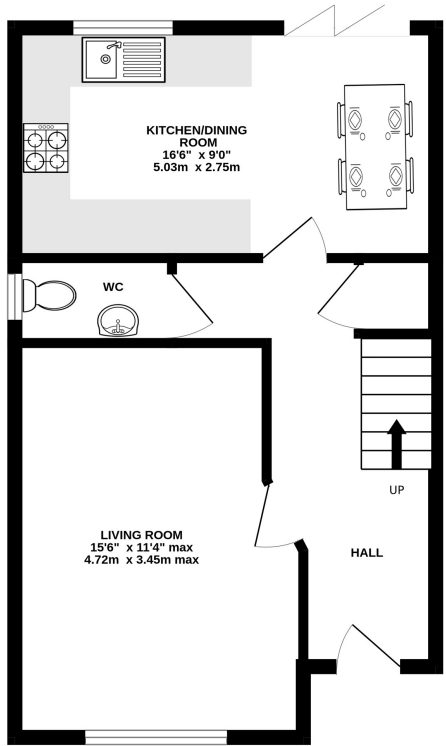
DIRECTIONS

From Whitehaven head north on the A595 passing through Lillyhall and on towards Cockermouth. Take the first of the left turns to Stainburn and follow the road over a bridge and into the village on Moor Road. Turn first left into Cherry Tree Drive and left again into Willow Drive, then turning right into Beech Drive where the property will be located on the right hand side.

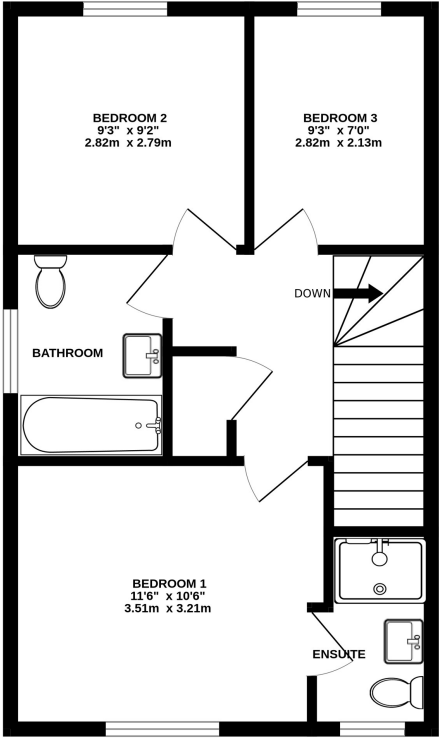




GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		