



8 POTTERS MEADOW | WORKINGTON | CUMBRIA | CA14 4AE

PRICE £200,000







## SUMMARY

We are loving this stylish, modern semi detached home located in this popular part of town. Occupying a generous plot, the property also benefits from an attached garage measuring 23'x10' - A proper garage! The living space is open plan in nature with a living area at the rear with sliding bi-fold doors opening in into the garden and there is a lovely kitchen with dining area, including some integrated appliances. Completing the ground floor is a useful WC. The property benefits from a generous landing with wrap-around stairs and oak bannisters, the main bedroom has an en-suite shower room and there are tow more bedrooms plus the family bathroom. Outside, there is a drive to the front of the garage and at the rear, a generous enclosed garden with large Indian Sandstone patio, lawn and a rear door into the garage. A great home that ticks a lot of boxes!

EPC band B

## GROUND FLOOR ENTRANCE HALL

A part glazed composite front door leads into hall with doors to kitchen and WC, double radiator, under stairs cupboard, tile effect flooring

## GROUND FLOOR WC

Double glazed window to front, low level WC. Mini hand wash basin with cupboard under, towel rail, extractor fan

## KITCHEN/DINING AREA

An open plan area leading into the living area. The kitchen is fitted in a trendy modern range of base and wall mounted units with work surfaces, single drainer sink unit with flexi tap, gas hob with oven and extractor, integrated dishwasher and fridge freezer, space for washing machine, space for family dining table and chairs, double radiator

## LIVING AREA

Bi-fold doors run along the back wall, integrating the living space with a large patio terrace beyond. Fitted blinds to bi-fold doors, double radiator

## FIRST FLOOR LANDING

A generous landing with wrap-around staircase and wooden bannisters, doors to rooms, radiator, access to loft space

## BEDROOM 1

Double glazed window to rear, double radiator, built in wardrobe with sliding mirror doors, door to en-suite

## EN-SUITE SHOWER ROOM

Double glazed window to rear, quadrant shower enclosure with twin head thermostatic shower unit, hand wash basin with cupboards under, low level WC. Tiled flooring and two tiled walls, towel rail, extractor fan

## BEDROOM 2

Double glazed window to front, radiator

## BEDROOM 3

Double glazed window to front, radiator



## BATHROOM

Double glazed window to side, panel bath with shower attachment and screen, pedestal hand wash basin with cupboards under, low level WC. Tiled walls and flooring, towel rail, extractor fan

## EXTERNALLY

To the front a drive leads to attached garage and a path leads form this to the front door. Garden area to front laid to lawn with planted areas. The rear garden is enclosed and generous in size, including a flat area which then slopes away from the house at the far end. There is a large Indian Sandstone paved terrace and lawn. Personal door into garage and side gate leading to front drive.

Attached garage (23' x 9'10) with motorised roll over door, power and light, personal door to rear.

## 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](mailto: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 dishwasher and fridge freezer

Broadband type & speeds available: Standard 11Mbps / Superfast 49Mbps / Ultrafast 1800Mbps

Mobile reception: Data retrieved from Ofcom dating back to September 25' indicates Vodafone has good signal outdoors and inside. EE & O2 have good service outside and variable signal indoors. 3 has good signal outside but limited service indoors.

Planning permission passed in the immediate area: None known

The property is not listed

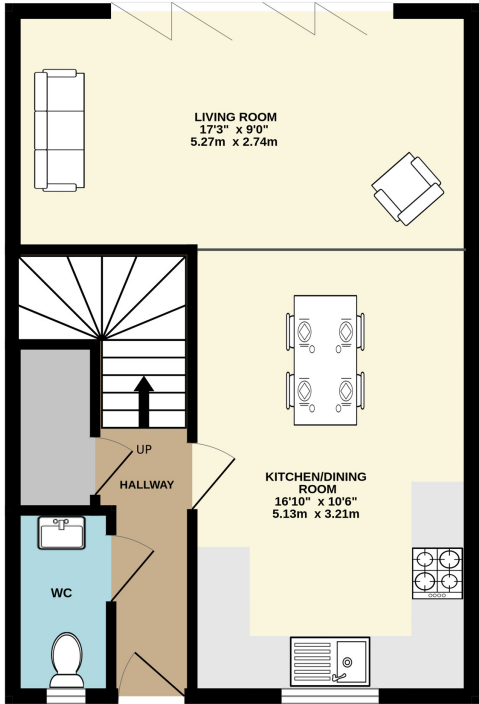
## DIRECTIONS

From the town centre head out on Oxford Street and at the T-junction by Washington Central Hotel turn right. Take the first exit at the roundabout onto High Street and take the right turn into Ashfield Road. Once past the left turn into Chaucer Road, take the next left into Potters Meadow and the property will be located on the right hand side.

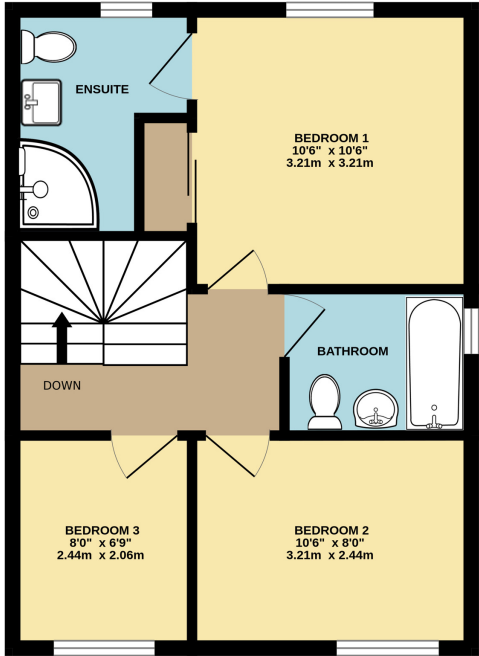




GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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+)                                       | 84      | 95        |
| A                                           |         |           |
| (81-91)                                     |         |           |
| B                                           |         |           |
| (69-80)                                     |         |           |
| C                                           |         |           |
| (55-68)                                     |         |           |
| D                                           |         |           |
| (39-54)                                     |         |           |
| E                                           |         |           |
| (21-38)                                     |         |           |
| F                                           |         |           |
| (1-20)                                      |         |           |
| G                                           |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |