



6 BRIERY ACRES | STAINBURN | WORKINGTON | CUMBRIA | CA14 1XQ

PRICE £340,000





SUMMARY

This generously proportioned detached bungalow sits in a small side cul de sac within this popular development within the village of Stainburn. Well maintained by the owners, the property, which is offered chain free, includes a large hall and living room, a separate dining room with access to a well sized conservatory, a fitted kitchen, separate utility and WC. In addition, there are three bedrooms, plus a bathroom with bath plus separate shower enclosure. Externally, there is a solar installation on the rear roof, a decent drive leading to an attached garage, plus well tended gardens with lawn and large paved dining terrace. The property sits above the road at the back, providing privacy but with an open feel.

EPC band C

ENTRANCE HALL

A part double glazed PVC front door leads into a generous hallway with doors leading to all rooms, double radiator, useful utility store, drying cupboard with radiator, linen cupboard with a radiator, coved ceiling, ladder access to loft space with light

LIVING ROOM

Double glazed triple window to front, feature fireplace with gas flame effect fire surround and hearth, double radiator, coved ceiling

DINING ROOM

A part glazed wooden door leads to conservatory with a similar door leading into kitchen, space for family table and chairs, double radiator, coved ceiling

CONSERVATORY

A generous and light filled conservatory with double glazed picture windows to 3 sides including 'perfect fit' blinds, polycarbonate roof, radiator, double glazed door to garden

KITCHEN

Fitted in a farmhouse style with a wide range of wood fronted base and eye level units with work surfaces and splashback tiling, 1.5 bowl single drainer sink unit, four ring gas hob with eye level double oven and extractor, space for fridge, double glazed triple width window to rear, wood flooring, part glazed door leads into utility room

UTILITY ROOM

Double glazed window to side, sink unit with worksurface and cupboards under, space for washing machine and tumble dryer, part double glazed PVC door to garden, double radiator, wood flooring, personal door into garage, door to WC

WC

Double glazed window to rear, low-level WC and miniature hand wash basin, wood flooring

BEDROOM 1

Double glazed triple width window to front, fitted range of bedroom furniture including three sets of double wardrobes, drawers with dressing table top, bedside cabinets and cupboards over bed, radiator

BEDROOM 2

Double glazed triple width window to rear, hand wash basin in vanity style unit with splashback tiling and mirror fronted medicine cabinet, double radiator

BEDROOM 3

Double glazed window to front, double radiator



BATHROOM

Fitted suite to include corner bath with shower attachment, separate quadrant shower enclosure with electric shower unit and extractor, hand wash basin and hidden cistern WC housed in a vanity style unit with storage cupboards and worktop, generous wall cupboards, mirror fronted medicine cabinet, tiled walls, wood flooring, single radiator, shaver socket, chrome towel rail

EXTERNALLY

The property occupies a private and generous site in a small side cul-de-sac with a driveway leading to integral garage and providing parking for two vehicles. To one side is an area of lawn with planted borders and a paved path leading to a storm porch and steps up to front door. Side access to rear garden.

The rear garden has a lovely open Outlook and is elevated above the road at the rear. It includes an area of lawn with vegetable bed, planted borders, area of lawn, generous paved patio terrace, outside tap, side access path from front drive, steps leading down from utility room door.

A generous integral garage with up and over door, wall mounted Baxi Combi boiler, inverter for solar install, meter boxes, water tap, space for chest freezer and further appliance, personal door to rear

The property benefits from a sizable solar install with 16 panels on the rear roof and inverter situated in the garage.

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: D

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage. Solar Installation on rear roof

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speeds available: Standard 11Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates EE & O2 have good signal outdoors but limited service inside. 3 & Vodafone have Variable signal outdoors and no service inside.

Planning permission passed in the immediate area: None known

The property is not listed

DIRECTIONS

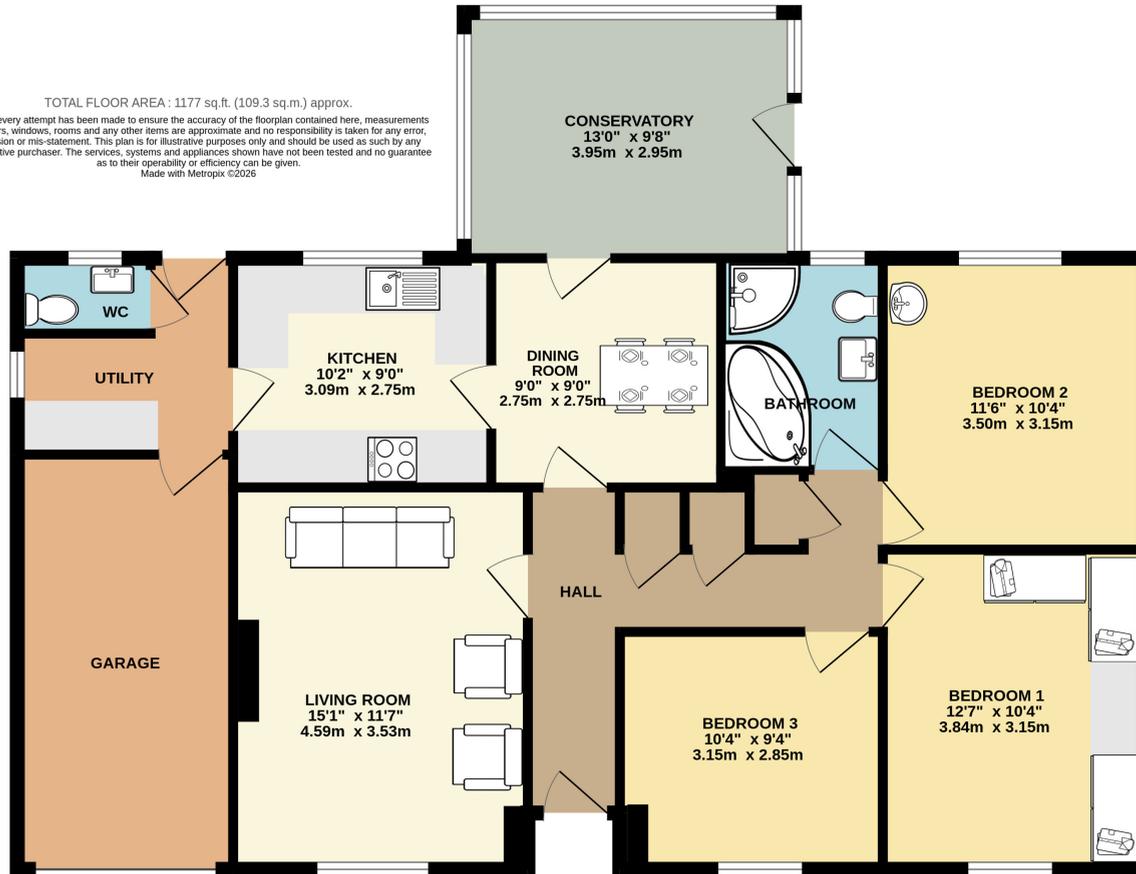
From Whitehaven head north on the A595 passing Distington and through Lillyhall Industrial Estate. Continue following the road north and turn left to Stainburn. Follow the road into the village onto Moor Road and turn right into Briery Acres. Take the cul de sac on the left hand side and the bungalow will be located in front of you.

What3words: spaceship.amplifier.drip



GROUND FLOOR 1177 sq.ft. (109.3 sq.m.) approx.

TOTAL FLOOR AREA: 1177 sq.ft. (109.3 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		
(81-91)	B		
(69-80)	C	78	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			