



14 BRIERY ACRES | STAINBURN | WORKINGTON | CA14 1XQ

PRICE £370,000



Lillingtons
Estate Agents



SUMMARY

Just beautiful, this superb detached family home occupies a wonderful plot and is going to make an incredible family home for someone. The property is a lovely balanced size, in part due to the conversion of one of the properties two garages and it now includes a porch and ground floor WC, a reception hall, a generous double aspect living room, a large separate dining room, a cute sun room, a stylish kitchen/breakfast room and a useful utility. To the first floor there is a main bedroom with stylish modern en-suite shower room, three other bedrooms and a modern bathroom. The remaining garage is a great length with workshop area to one end and the enclosed gardens lie to the side and rear, with patios, composite decking and lawn. A special house on a fabulous plot... what's more to like?!

EPC band TBC

GROUND FLOOR ENTRANCE PORCH

A leaded light double glazed door leads into porch with doors to WC and hall, radiator, tiled flooring

GROUND FLOOR WC

Double glazed window to side, modern suite including hand wash basin with cupboard under, low level WC. Half Tiled walls, tiled flooring

RECEPTION HALL

Doors to living room and kitchen, double doors open into dining room, double glazed window to front, stairs to first floor, double radiator, coved ceiling, wood block effect tiled floor

LIVING ROOM

A double aspect room with double glazed windows to front and side, gas living flame fire with surround and hearth, coved ceiling, double radiator, sliding patio doors to sun room, door to kitchen

SUN ROOM

A cute compact conservatory style sun room with double glazed windows to three sides, PVC roof and blinds, tiled flooring, two separate double glazed doors to garden

DINING ROOM

Converted from former garage with double glazed window to front, double radiator, space for table chairs and sideboard, coved ceiling

KITCHEN/BREAKFAST ROOM

Two double glazed windows to rear, fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splash back, gas hob with oven and extractor, integrated fridge and dishwasher, double radiator, space for table and chairs, under stairs storage cupboard, tiled floor, door to utility

UTILITY ROOM

Double glazed window to rear, part double glazed door to rear into garden, cupboards and work surfaces, single drainer sink unit with tiled splashback, space for washing machine, fridge freezer and tumble dryer, radiator, tiled flooring

FIRST FLOOR LANDING

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

BEDROOM 1

Double glazed window to front, radiator, fitted wardrobes to one wall, coved ceiling, wood style flooring, door to en-suite

EN-SUITE SHOWER ROOM

A modern suite including shower cubicle with thermostatic shower unit, pedestal hand wash basin and low level WC. Tiled walls, double glazed window to front, wood style flooring



BEDROOM 2

Double glazed window to front, radiator, coved ceiling, wood style flooring

BEDROOM 3

Double glazed window to rear, dado rail, radiator

BEDROOM 4

Double glazed window to rear, radiator, built in cupboard

BATHROOM

Double glazed window to rear, modern suite including panel bath with electric shower unit over and screen, pedestal hand wash basin, low level WC. Chrome towel rail, tiled walls, wood style flooring

EXTERNALLY

The property occupies a generous corner plot with a fantastic roadside frontage laid to lawn with planted bushes. A lengthy driveway for 3-4 cars leads to garage, side access into garden and path to front door. The rear garden lies to side and rear of the property. The main area to the side includes patio terrace with side gate to drive, a dwarf wall with higher level lawn and a composite decking area. The rear area is paved with dwarf wall and raised planted borders along the back of the house. Access door into garage.

Large attached garage with up and over door, power and light, workshop area at far end, double glazed window to rear and personal door into rear garden.

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

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

Broadband type & speed: Standard 6Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates neither 3 or Vodafone have service indoors. Remaining providers have limited signal indoors.

All networks have service outside.

Planning permission passed in the immediate area: None known

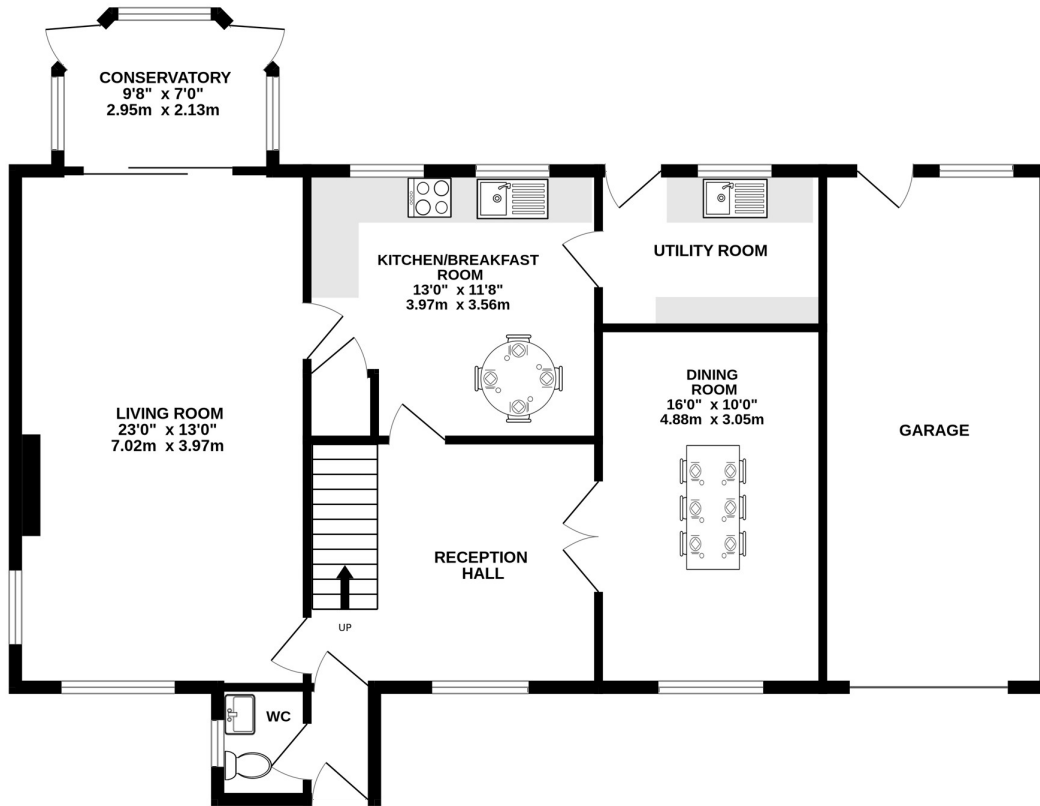
The property is not listed

DIRECTIONS

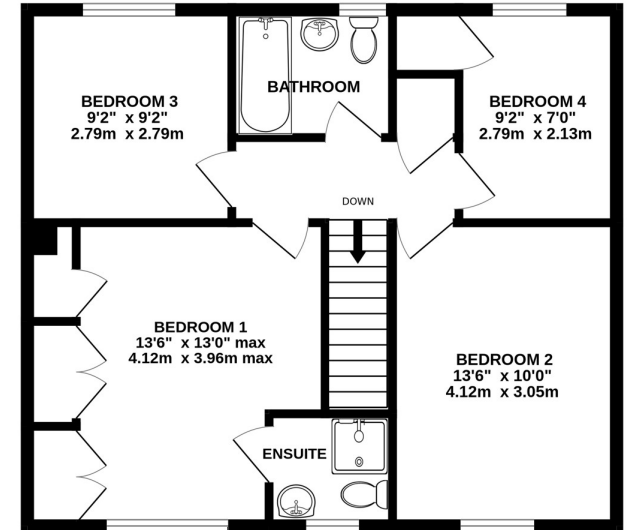
From Whitehaven head north on the A595 passing Lillyhall Industrial estate. Once passed Hunday turn left to Stainburn and follow the road into the village onto Moor Road. Take a right turn into Briery Acres then left into the first cul de sac and the property will be located on a left corner at the top of the cul de sac.



GROUND FLOOR
1151 sq.ft. (107.0 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1756 sq.ft. (163.1 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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