



67 MOORLANDS DRIVE | STAINBURN | WORKINGTON | CUMBRIA | CA14 4UJ

PRICE £130,000





SUMMARY

This modern end terrace home is located at the head of a cul de sac within this popular development and will make a perfect first home! Offered for sale chain free the property includes a decent garden with generous shed and a lengthy driveway to the side for 2-3 vehicles. Inside the property includes an entrance porch, living room, fitted kitchen/breakfast room, two first floor bedrooms and a modern first floor bathroom. A great little house in a sought after location.

EPC band TBC

GROUND FLOOR ENTRANCE PORCH

A part double glazed PVC door leads into entrance porch with double glazed windows to either side, radiator, part glazed door to living room

LIVING ROOM

Double glazed window to front, stairs to first floor, electric fire with surround and hearth, radiator, under stairs recess, part glazed door to kitchen, coved ceiling

KITCHEN

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, electric hob with oven and extractor, space for fridge and washing machine, tiled flooring, door to garden

FIRST FLOOR LANDING

Doors to rooms, radiator, coved ceiling, access to loft space

BEDROOM 1

Two double glazed windows to front, radiator, coved ceiling, built in airing cupboard, wood style flooring

BEDROOM 2

Double glazed window to rear, radiator, coved ceiling

BATHROOM

A recently fitted suite including a panel bath with electric shower unit and screen, pedestal hand wash basin, low level WC. Double glazed window to rear, tiled walls, extractor fan, chrome towel rail



EXTERNALLY

To the front is a garden area laid to lawn with mature tree and hedgerow front border. A drive at the side provides parking for 3 vehicles. Path to front door and access gate to rear garden.

The rear garden includes a paved patio area, an area of lawn with shrubs and trees, side gate to drive, generous metal shed for storage of motorbikes and other hobby equipment.

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: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speeds available: Standard 9Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates All networks have limited service indoors.

All providers do have service outside

Planning permission passed in the immediate area: None known

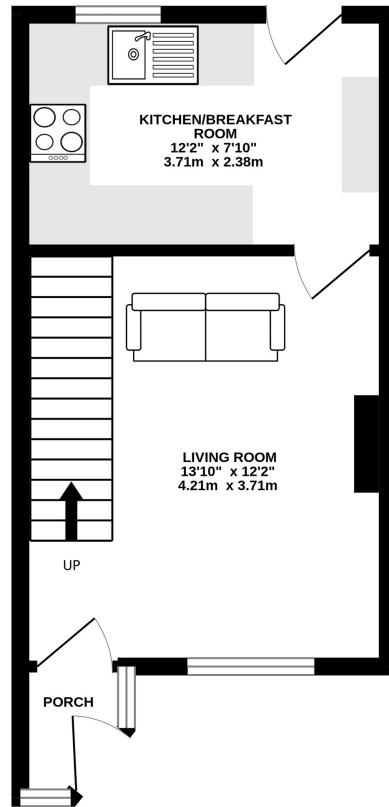
The property is not listed

DIRECTIONS

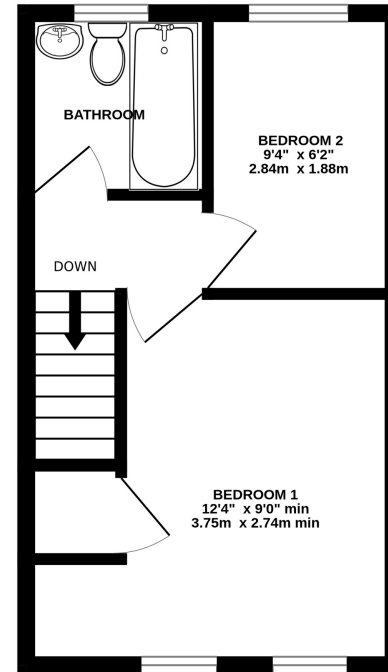
From Whitehaven head north on the A595 passing Lillyhall Industrial Estate. Take the first left turn to Stainburn and follow this lane as it crossed the by-pass and enters the village. Pass the left turn to Oak Drive and take the next left into Moorlands Drive. At the right hand bend in the road bear left at a fork junction and then take the next cul de sac on the right. The property will be located on the right hand side



GROUND FLOOR
274 sq.ft. (25.5 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (50.0 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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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

www.lillingtons-estates.co.uk

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