



20 MOOR ROAD | STAINBURN | WORKINGTON | CUMBRIA | CA14 1XL

PRICE £225,000





### SUMMARY

Well positioned on this sought after road in the popular village of Stainburn, we are delighted to offer this attractive detached bungalow which is well set back from the road. The property requires modernisation throughout and is sold with no onward chain but will make a fantastic downsize and long term home once renovated. The accommodation includes a living room, dining room with opening into a kitchen, a separate utility room, three bedrooms and a bathroom. The gardens are mostly paved to be lower maintenance with areas of planting and trees and a small stream runs through the front garden in a culvert. to the side there is an attached garage and there is a decent drive for parking. A great opportunity to spec a home you will stay in for years!

EPC band TBC

### ENTRANCE

A covered storm porch with steps leads up to a part double glazed door to hall

### ENTRANCE HALL

Doors to rooms, radiator, double coat cupboard, coved ceiling, access to loft space

### LIVING ROOM

Double glazed window to rear, open fireplace, double radiator, coved ceiling

### DINING ROOM

Double glazed window to front, radiator, space for table and chairs, opening into kitchen

### KITCHEN

Fitted base and wall cupboards with work tops, space for cooker, single drainer sink unit, space for fridge, floor mounted boiler, linen cupboard, door to utility

### UTILITY ROOM

Window to rear, tiled walls, door with window beside into rear garden, door into garage

### BEDROOM 1

Double glazed window to rear, double radiator, built in wardrobes with sliding doors, coved ceiling

### BEDROOM 2

Double glazed window to front, radiator, coved ceiling

### BEDROOM 3

Double glazed window to front, radiator

### BATHROOM

Double glazed window to side, corner bath with electric shower unit, pedestal hand wash basin, low level WC. Radiator

### EXTERNALLY

The gardens are designed to be lower maintenance and are mainly paved, with areas of planting dotted about. Mature tree to front plus a sunken culvert for small stream. Drive leads to garage and a path to the steps up to front door. A side gate leads to the rear garden, also paved and with wood store plus shed and greenhouse, planted rear border.

single attached garage with up and over door plus 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: D

Tenure: Freehold

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

Fixtures & Fittings: Greenhouse

Broadband type & speed: Standard 3Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all providers have service outdoors but all have limited or no service indoors.

Planning permission passed in the immediate area: None known

The property is not listed

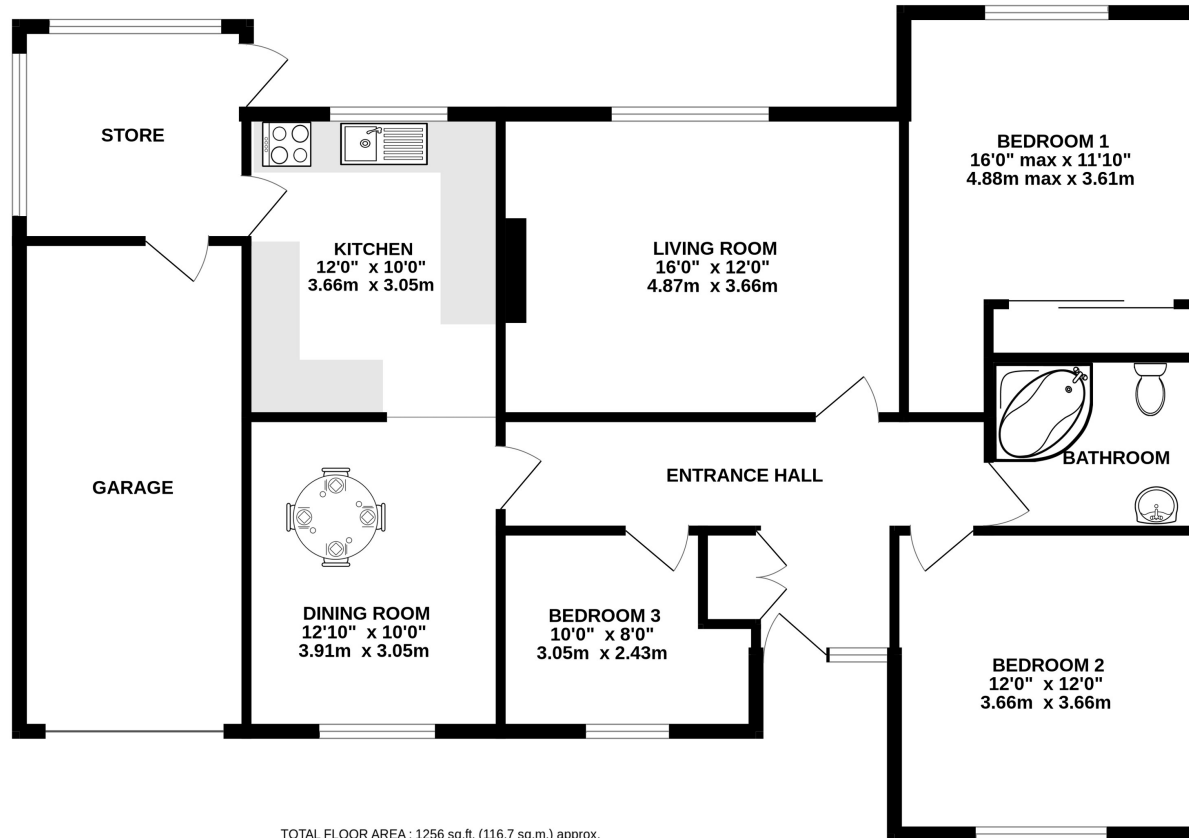
### DIRECTIONS

From Workington centre head out on the A66 up Ramsay Brow towards Cockermouth. At the roundabout by the school turn left to Stainburn and in the middle of the village turn right into Moor road. The property will be located on the right hand side before reaching the modern estate





GROUND FLOOR  
1256 sq.ft. (116.7 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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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