



3 RIVER VIEW | STAINBURN | WORKINGTON | CUMBRIA | CA14 1SR

PRICE £280,000



Lillingtons  
Estate Agents



### SUMMARY

Extremely well located in a quiet cul de sac within this sought after village, we are delighted to offer you this wonderful detached bungalow, set on a corner plot and benefitting from a double garage located across the rear. This 1970's built home has been well maintained through the years and is in really great condition, making it perfect for a growing family who might use the plot size to extend (subject to planning) over time, or for those seeking the perfect proportions to downsize. The accommodation includes a spacious hall, living room, a modern kitchen/dining room, three decent bedrooms including a lovely double aspect main bedroom, and a family bathroom. As you can see the gardens surround the property and are mature, yet easy to keep on top of and the double garage is complimented by a generous drive. A fantastic place to call home in a rarely available location!

EPC band D

### ENTRANCE HALL

A part glazed PVC front door leads into a generous L-shaped hall with a double glazed picture window beside, doors to rooms, radiator, coved ceiling, access to loft space.

### LIVING ROOM

Double glazed window to front with blinds, radiator, gas living flame fire with surround and hearth, coved ceiling

### KITCHEN/DINING ROOM

Fitted in a comprehensive range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, double glazed window to rear, gas hob with extractor and eye level oven with fitted microwave over, space for fridge freezer, breakfast bar, tiled flooring, two storage cupboards, one housing boiler, PVC door to side into garden

### BEDROOM 1

A lovely double aspect room with double glazed windows to side and rear, both with blinds, radiator, coved ceiling

### BEDROOM 2

Double glazed window to front with blinds, radiator, coved ceiling

### BEDROOM 3

Double glazed window to front with blinds, radiator, coved ceiling

### BATHROOM

Double glazed window to rear, panel bath with shower and screen, hand wash basin with cupboards under, low level WC. Radiator, tiled walls

### EXTERNALLY

The property occupies a lovely corner plot with a generous open frontage. There is potential to extend if desired (subject to planning). The front garden is laid to lawn with mature trees, hedgerow border, planted areas and path leading to steps up to front door. The rear garden includes a paved area for seating with planted borders and a path leading down the side to the kitchen door, plus a further area laid to lawn with planted areas. A wall separates the garden from the drive at the rear.

Detached double width garage with up and over door, power and light connected. Generous driveway to the front of 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](mailto:whitehaven@lillingtons-estates.co.uk)

Council Tax Band: D

Tenure: Freehold

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

Fixtures & Fittings: Carpets, blinds, oven hob and extractor, fitted microwave

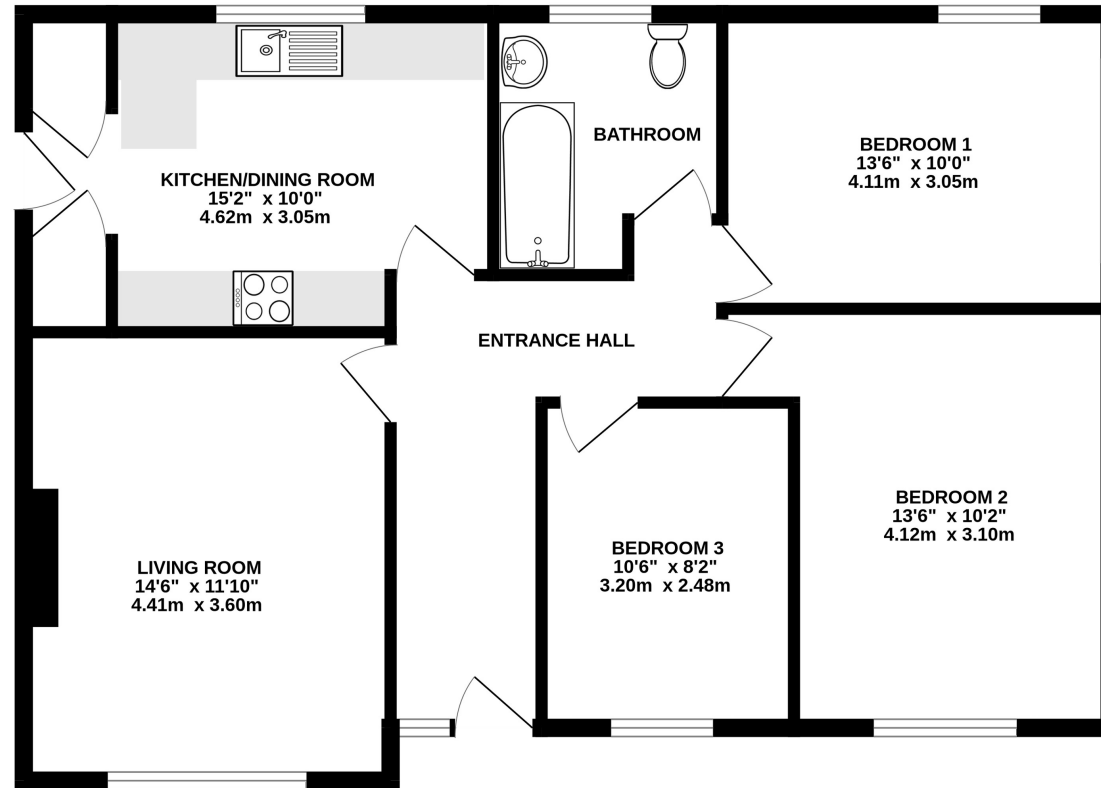
The property is not listed

### DIRECTIONS

From Workington head out towards Cockermouth on the A66, taking the left turn at the roundabout by the school which leads into Stainburn. Once you reach The Briery pub/restaurant on the right hand side turn left into River View and the property will be situated on the left hand side.



GROUND FLOOR  
823 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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](http://www.lillingtons-estates.co.uk)

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			