



30 STAINBURN ROAD | STAINBURN | WORKINGTON | CUMBRIA | CA14 1SN

PRICE £160,000





SUMMARY

This attractive period cottage has just been renovated and modernised and is well located for access to Workington town, the Academy, and also the Briery restaurant in Stainburn village. Offered chain free this fabulous property also includes a separate area of land a few houses down which has been turned into an off road parking area for 3-4 cars... a rare find indeed! The house itself includes an entrance hall, a generous living room, a separate dining room with fireplace feature, a stylish modern kitchen, a main bedroom with a pretty, original fireplace, a decent second bedroom and a newly fitted first floor shower room. There is a low maintenance garden area to the front and the property also includes a 60' tiered rear garden, laid mainly to paving to be low maintenance. For a two bedroom property this ticks so many unexpected boxes!

EPC band F

GROUND FLOOR

ENTRANCE HALL

A part double glazed composite door leads into hall with double glazed window beside, electric radiator, door to living room, stairs to first floor level

LIVING ROOM

Double glazed window to rear, electric fire in surround with hearth, electric radiator, under stairs storage cupboard, opening into dining room

DINING ROOM

Double glazed window to front, decorative feature brick fireplace, space for table and chairs, electric radiator

KITCHEN

A generous double aspect room fitted in a modern range of base and wall mounted units with work surfaces, Single drainer sink unit, electric hob with extractor, eye level oven, integrated dishwasher, double glazed windows to side and rear, PVC door leads to rear garden areas.

FIRST FLOOR

LANDING

Doors to all rooms

BEDROOM 1

A generous double bedroom with two double glazed windows to front, attractive ornamental fire surround and chimney breast, electric radiator

BEDROOM 2

Double glazed window to rear, electric radiator

SHOWER ROOM

Double glazed window to rear, newly fitted to include a walk-in shower enclosure with electric shower unit and screen, PVC cladding to splash areas, hand wash basin with floating cupboard unit under, low level WC. Dado rail, wood style flooring



EXTERNALLY

To the front of the property a path leads from the roadside past a privet hedge and an area of artificial grass to the front door. At the rear there is a yard area which opens onto an access leading to the terrace and on the far side of this an entrance leads into the rear garden which is approximately 60' long and is tiered and paved to be low in maintenance. Two sitting areas, plants, shrubs and trees, 12'x10' garden shed at the far end.

The property is also being sold with a separate area of land located a little further down the road which is used for parking and has a bollard for security and is large enough for three vehicles.

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: A

Tenure: Freehold

Services: Mains water and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor, dishwasher, shed

Broadband type & speed: Standard 15Mbps / Superfast 31Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates neither 3 nor EE have signal indoors and O2 plus Vodafone have limited signal. All networks have service outside.

Planning permission passed in the immediate area: None known

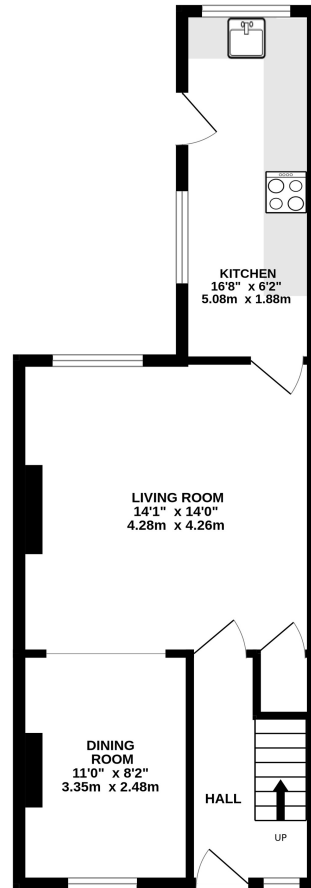
The property is not listed

DIRECTIONS

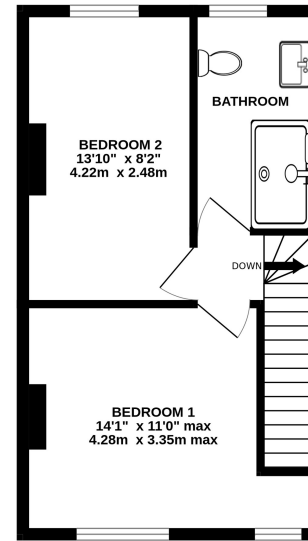
From Workington head out on the A66 over Ramsay Brow and at the roundabout by the Workington Academy turn left to Stainburn, onto Stainburn Road. The property will be situated on the right hand side.



GROUND FLOOR
448 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 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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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	23
England, Scotland & Wales			