



19 OAK DRIVE | STAINBURN | WORKINGTON | CUMBRIA | CA14 1WY

PRICE £210,000





SUMMARY

We are loving this semi detached Story Home, located on a sought after modern estate. Offered in fantastic order, this will make a great family home and includes an entrance hall and living room with herringbone wood style floor, a useful ground floor WC, a stunning modern kitchen/dining room with box bay window and integrated appliances, a main bedroom with en-suite shower room, two other decent bedrooms and a first floor family bathroom. There is a lengthy drive to the side and a lovely enclosed rear garden. A fantastic, stylish modern home at a sensible price

EPC band B

GROUND FLOOR ENTRANCE HALL

A part double glazed front door leads into hall with doors to rooms, stairs to first floor, radiator, herringbone pattern wood style flooring

GROUND FLOOR WC

Double glazed window to front, low level WC, corner pedestal hand wash basin, tiling to half wall height, radiator

LIVING ROOM

A light and airy living room backing onto the garden with double glazed window to rear, double glazed French doors to garden, under stairs cupboard, radiator, coved ceiling, herringbone pattern wood style flooring

KITCHEN/DINING ROOM

An elegant, open plan room including a kitchen area fitted in a range of stylish modern base and wall units with work surfaces, single drainer sink unit, tiled splashbacks, gas hob with oven and extractor, integrated washing machine and fridge freezer, wood style flooring throughout
Dining area with double glazed box bay window to front, double radiator, space for table and chairs.

FIRST FLOOR LANDING

Doors to rooms, built in cupboard

BEDROOM 1

Double glazed window to rear, radiator, door to en-suite

EN-SUITE SHOWER ROOM

Fitted in a modern suite to include double shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Tiling to half wall height, extractor fan, wood style flooring

BEDROOM 2

Double glazed window to front, radiator

BEDROOM 3

A deceptively spacious third bedroom used as a dressing room with double glazed window to rear, recess by entry door for wardrobe, radiator

BATHROOM

Double glazed window to front, panel bath with shower attachment, pedestal hand wash basin, low level WC. tiling to half wall height, radiator, extractor fan, wood style flooring

EXTERNALLY

To the front a paved path leads through a gravel area to front door with a two vehicle drive located at the side and side access gate to rear garden. The rear garden is enclosed and includes an enlarged paved patio area with garden shed, side access gate. Step leads up to a higher level laid to lawn

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: C

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 79Mbps / Ultrafast 1000Mbps

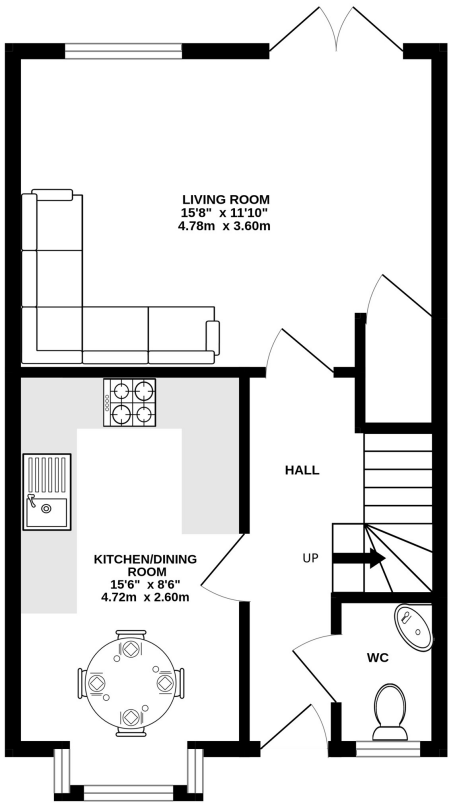
Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates O2 has service inside, Vodafone and EE have limited service and 3 has no service indoors. All networks have signal outside
Planning permission passed in the immediate area: None known
The property is not listed

DIRECTIONS

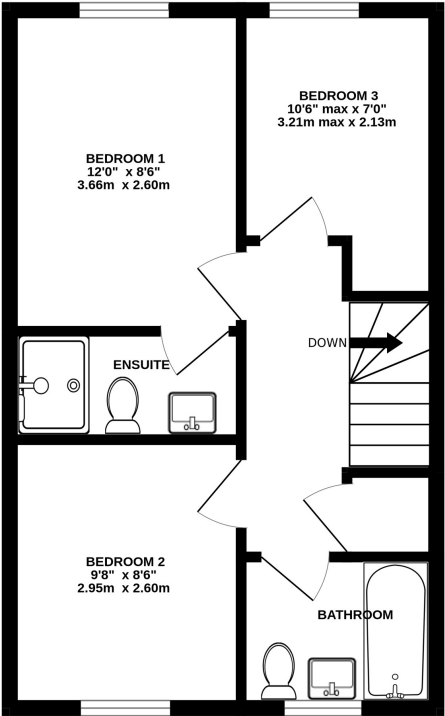
From Whitehaven head north on the A595 passing Lillyhall. Take the first left turning to Stainburn and proceed down the straight, and over the road bridge, then turning left into Oak Drive. Continue into the modern estate and the property will be located on the left hand side.



GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		95
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		
EU Directive 2002/91/EC		
England, Scotland & Wales		