



2 PEACOCK WAY | WORKINGTON | CUMBRIA | CA14 3FG

PRICE £200,000



Lillingtons
Estate Agents



SUMMARY

Beautifully positioned on the edge of this tucked-away modern development, within easy reach of Morrisons, the retail park, town centre, local fast food outlets and the station, this detached modern property will make an excellent home! Occupying a lovely plot with landscaped garden and a double drive to the front, the accommodation includes an entrance porch, a spacious living room, a stylish modern kitchen/dining room, a ground floor WC. Main bedroom with en-suite shower room, two further bedrooms and a family bathroom. The garden includes a lovely raised decking area and extended paved patio plus there is an integral garage. A stylish home that ticks plenty of boxes...

EPC band B

GROUND FLOOR ENTRANCE HALL

A part glazed PVC front door leads into hall with door into living room

LIVING ROOM

A generous room tapering to one end. Double glazed window to front, radiator, door to inner hall

INNER HALL

Doors to WC and kitchen, stairs to first floor

GROUND FLOOR WC

Mini pedestal hand wash basin and low level WC. Decorative wooden panelling to half wall height, wood style flooring, extractor fan

KITCHEN/DINING ROOM

A lovely open plan room with a kitchen area fitted in a modern stylish range of base and wall mounted units with contrasting work surfaces, single drainer sink unit with splashback, fitted hob oven and extractor hood, integrated fridge freezer, double glazed window to front. Dining area with space for table and chairs, double glazed French doors to garden, radiator, wood style flooring throughout

FIRST FLOOR

LANDING

Double glazed window to side over stairs, storage cupboard, doors to rooms, access to loft space

BEDROOM 1

Two double glazed windows to front, decorative panelling to bed head wall, radiator, door to en-suite

EN-SUITE SHOWER ROOM

Double glazed window to front, double shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Stylish tiling to splash areas, extractor fan, radiator

BEDROOM 2

Double glazed window to rear, radiator, built in double wardrobe with sliding doors

BEDROOM 3

Double glazed window to rear, used as a dressing room, radiator

BATHROOM

A modern white suite including panel bath with thermostatic shower unit and screen, pedestal hand wash basin, low level WC. Tiling to two full walls, radiator, extractor fan

EXTERNALLY

At the front, a tarmac double width drive leads to garage and access to front door, side access gate to rear garden. To the rear there is a decent size enclosed garden with enlarged paved patio terrace, artificial lawn and a raised decking area for lounge furniture at the far end. Integral single garage with up and over door.

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 fan

Broadband type & speed: Standard 10Mbps / Superfast 47 Mbps / Ultrafast 500Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all providers have service outside but all have limited service indoors.

Planning permission passed in the immediate area: None known

The property is not listed

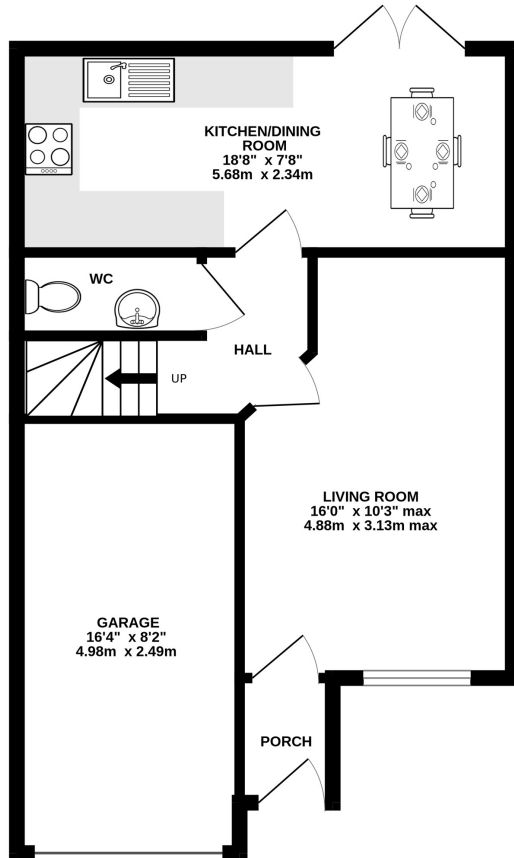
DIRECTIONS

From Workington town centre head down Oxford Street to the station roundabout. Turn right and on top of the bridge turn left, following the road into the industrial area. Turn left again and follow this road past McDonalds and the retail park. Turn right in front of KFC and then immediately left into the modern estate. Follow the entry road for 1/4 mile and turn right into Peacock Way where the property will be situated on the right hand side.

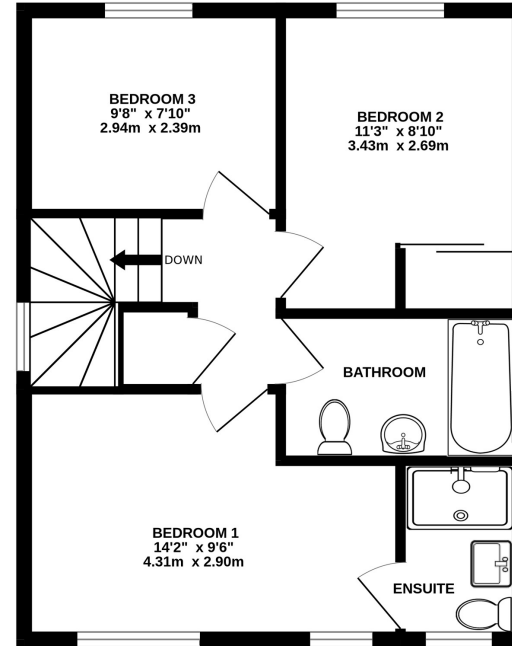




GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 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.

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+)	A		94
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			