



## 37 Brierydale Lane, Stainburn, Workington, CA14 4UH

**£229,950**

IT'S ALL ABOUT THE GARDEN!!! If you like nature and love wildlife then this is the garden for you!

Occupying a delightful position on the edge of this popular development in Stainburn, this smashing three bedroomed detached house offers great accommodation, perfect for a couple or small family. Inside you'll find a cosy lounge with wood burning stove. French doors take you out into a conservatory from which you can really appreciate all that's on offer in the garden. The kitchen and cloakroom are modern and well fitted and upstairs there are three bedrooms and a bathroom. Parking on the drive leads to a single garage but the real surprise is the space at the back. The patio with raised flower beds is great for relaxing and enjoying the bird song and a stone path meanders through a large informal garden where you'll discover fruit trees and bushes, vegetable areas, rockeries etc. You'll come across a pond with a secret summerhouse where you can really enjoy the peace and privacy and there's even space to have hens. The woodland area has an abundance of wildlife including hedgehogs, red squirrels, butterflies and bumble bees. There truly is no better place to be in Stainburn!



## WHAT ATTRACTED US TO THIS HOUSE

From the vendors: "This was the whole package for us. Looking for a more manageable place than our 10 acre smallholding, we wanted to be nearer to people, local amenities and in an area not susceptible to flooding. When we viewed our current home we fell in love with the unexpectedly large plot at the back and the fact that it was mostly protected woodland. Plus we were able to bring with us some of our beloved chickens.

The area is quiet and full of wildlife, including red squirrels, hedgehogs and over 30 species of birds.

We are lucky to have wonderful neighbours and we're only a mile from town. If you love wildlife, and a certain amount of seclusion in a garden that can be as high or low maintenance as you wish, then this is for you."

## THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

## ENTRANCE

Is via a uPVC door with frosted panels with side panel. Leads into:

## ENTRANCE HALL

With grey tiled floor; stairs to first floor; coving; telephone point. Pine door leads into:

## LOUNGE/DINING ROOM



A fabulous light and airy room with coving to ceiling. An archway separates the two areas. Natural wood flooring throughout; window to the front; patio doors to conservatory. Pine skirting boards and door frames.

## LOUNGE AREA

14'10" x 12'10" (4.53 x 3.92)



Television point; wood burning stove set on black granite hearth in brick alcove with wood effect beam mantelpiece over. Window overlooking front garden. Archway leads through to:

## DINING AREA

10'11" x 12'1" (3.33 x 3.7)

Leading from the lounge with sliding UPVC door into the conservatory and attractive pine and glazed door to the kitchen.

## CONSERVATORY

11'7" x 10'9" (3.54 x 3.28)



Wood flooring; plastic roof; fully glazed on 3 sides; door leading out to garden.

## KITCHEN

11'0" x 10'1" (3.36 x 3.09)



A large window overlooking the rear garden; understairs cupboard; chrome ladder style radiator; pine door with frosted panelling leads into the utility room. Grey tiled floor; strip light.

The kitchen is fitted with a good range of base and wall units in oak effect with grey laminate work surface over and red ceramic tiled splash-back. The kitchen includes integrated dishwasher; double stainless steel sink unit with chrome mixer tap; integrated Electrolux electric oven in chrome and black; Electrolux hob over; black glass splash-back, Zanussi extractor fan. Integrated Electrolux fridge and integrated Electrolux microwave oven; integrated Zanussi dishwasher.

## REAR LOBBY

With tiled floor; uPVC door to the rear; pedestrian door into garage and door into cloakroom.

## CLOAKROOM

4'11" x 4'8" (1.51 x 1.44)



Frosted glazed window to the rear; grey tiled floor; chrome ladder style radiator; low level wc and white wash basin with chrome mixer tap both set into white gloss units with chrome handles and matching cupboards above. Charcoal grey laminate worktop; fitted with attractive contrasting blue and white plastic panelling.

## FIRST FLOOR LANDING



Window to side elevation; attractive pine doors leading in to all rooms. Pull down ladder to loft.

## BEDROOM 1

11'4" x 10'2" (3.46 x 3.10)



Front double; large window overlooking the front; coving; artex ceiling; a good range of white front fitted wardrobes.



### BEDROOM 2

10'9" x ??? (3.29 x ???)



Double room with rear aspect, overlooking the garden; coving; artex ceiling.

### BEDROOM 3

7'9" x 7'4" (2.37 x 2.24)



A spacious single room with front aspect; coving; artex ceiling.

### BATHROOM

6'8" x 5'5" (2.05 x 1.66)



Fitted with white plastic bath with chrome tap and plastic side panelling; wall mounted chrome shower and attachments; sliding safety glass screen in chrome frame. Washbasin with chrome mixer tap; low level wc. Wood effect tiled flooring; frosted window to rear elevation; attractive wall mounted shelving in glass and dark wood; matching mirror. A fully tiled bathroom with ceramic tiles; LED spotlighting set into wood effect ceiling.

### GARAGE

16'7" x 9'0" (5.08 x 2.76)

Standard single garage with concrete floor and breezeblock walls; wall mounted Baxi gas boiler; plumbing for washing machine; space for additional appliances.

### FRONT EXTERNAL

Concrete drive for 1 car leads to single garage; small lawned area with attractive pavings leading to the front door and an archway with planting.

### REAR OF THE HOUSE





### PATIO AREA



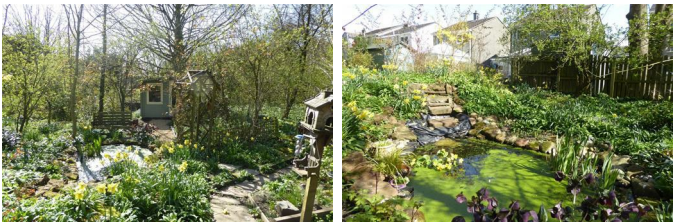
Paved area giving ample space for decorative pots; to the centre is a raised area with raised borders to the side boundary. Ample space for wheelie bins; tap

### SUMMERHOUSE



There is a delightful summerhouse set within the garden - a lovely place to enjoy some peace and quiet.

### CENTRE GARDEN & POND



There is a garden pond surrounded by a rockery - a great place to enjoy the wildlife. There are many well established fruit bushes and opportunities for further planting.

### GREENHOUSE & HEN RUN



Traditional greenhouse and large area confined ideal for housing hens.

### WOODLAND AREA



An extensive area of woodland with many flowers and trees, wild garlic etc - such a delightful and peaceful area.

### EXTENT OF GARDEN



As depicted on the plan.



## DIRECTIONS

The property is best approached from the A66 roundabout at Workington Academy, take the turning marked to Stainburn and then the first right turn onto Curwendale. Follow the road round until the second left turn, signposted for Brierydale Lane. Number 37 is identified by a Grisdales For Sale board.

## COUNCIL TAX

We have been advised by Allerdale Borough Council (0303 123 1702) that this property is placed in Tax Band C.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

\*Please note these details have yet to be approved by the vendors.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

## SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

## MORTGAGE ADVICE BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

To find out how we can help you realise your dreams, just call your nearest Grisdales office.

## COVID-19 VIEWING GUIDELINES

- VIEWERS will be asked to complete a brief health questionnaire before we can confirm any appointment. You will be given an allocated time slot and will not be able to enter before this time.

- VIEWERS are asked to restrict the number of people entering the property to a maximum of 2 who must be from the same household.

- VIEWERS are asked to wear gloves (masks recommended) whilst in the property.

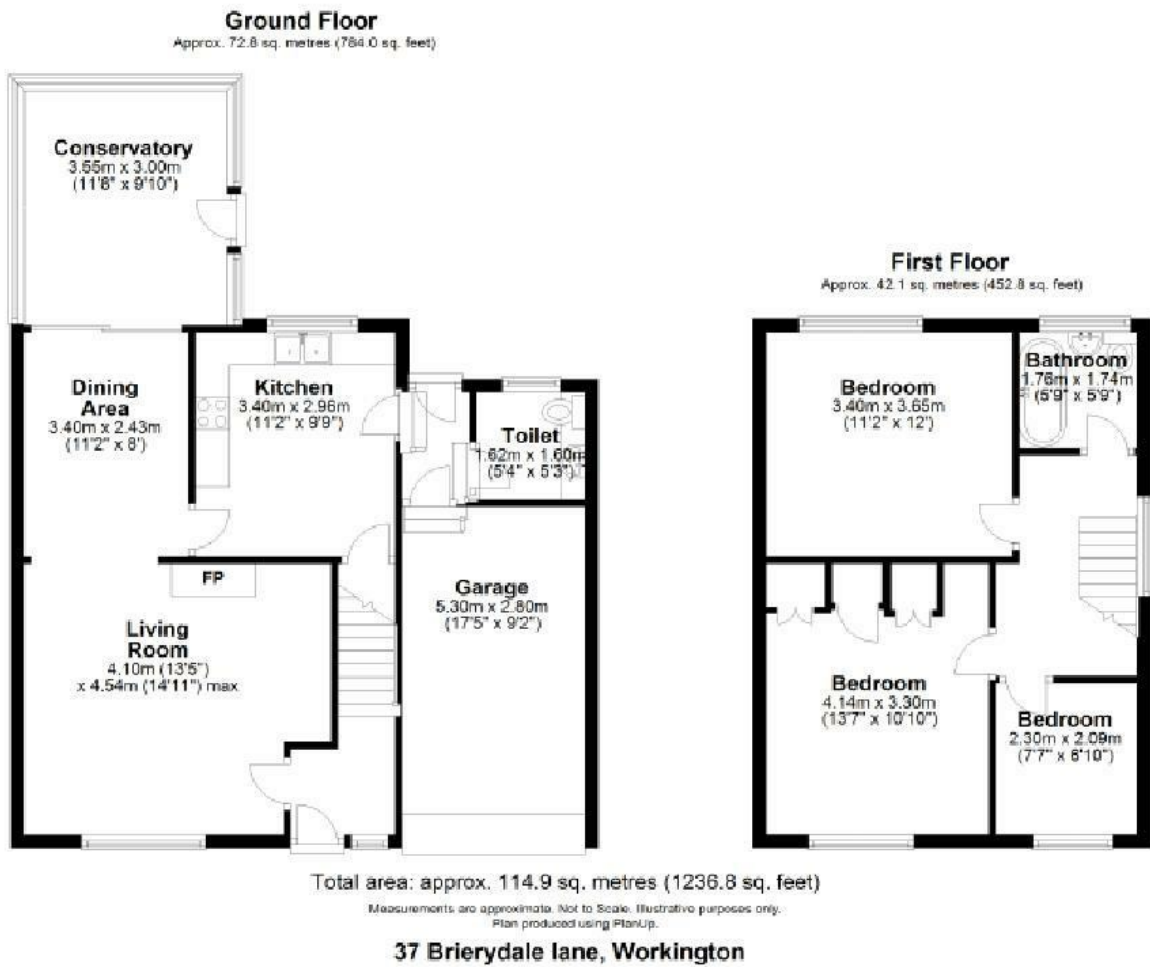
- THE AGENT will call the VENDOR with their expected arrival time. Before the viewing, the VENDOR should open all internal doors and external doors.

- The VENDOR will be asked to leave the property whilst the viewing takes place. You may be in the garden or, if you need to remain in the house, please ensure you maintain the required minimum 2 metre distance at all times.

· The VIEWING will take no more than 15 MINUTES. Please do not touch anything inside the property. Any questions you may have can be answered after the viewing once you are outside of the property. .

The VENDOR should wipe down any surface, including door handles, with usual household cleaning products.

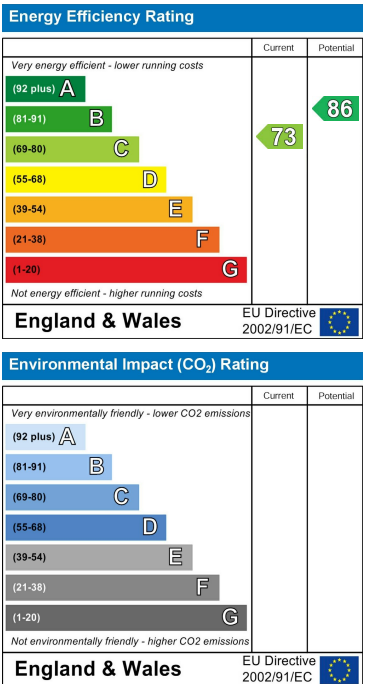
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.