



Immaculate semi-detached home

Fantastic open plan concept to the ground floor

Lovely rear conservatory

Integral garage and driveway

Sought-after village location

Beautifully presented throughout

Stylish modern kitchen with integrated appliances

Pleasant low maintenance rear garden

Ideal for first-time buyers couples and families

Walking distance to popular local schools

This immaculate family home is set in a quiet cul-de-sac in the highly desirable residential suburb of Stainburn. The property is beautifully presented throughout and boasts a rear extension which has created a fantastic open plan concept to the ground floor with lounge, dining space and stylish kitchen. Stainburn has always been a popular place to live, and this would be an excellent choice of home for first-time buyers couples and families. The local amenities of Workington are within easy reach with it being just a few minutes drive, and there are popular local secondary schools within walking distance, making this an ideal family home. On entering the property, the entrance hall leads to the impressive, open plan lounge diner with double patio doors to the rear of the dining area which lead to a lovely conservatory. There is a stylish, modern kitchen with high gloss units and integral access into the garage. To the first floor there are three immaculate and beautifully presented bedrooms, the second bedroom is currently used as a dressing room and benefits from fitted wardrobes. The shower room has also recently been refitted with a stylish, modern suite and is conveniently located at the top of the stairs. Externally, the property has a lovely low maintenance patio style garden with steps up to lovely decking with glass balustrades and low rear wall, looking out over mature trees. Viewing is essential to appreciate this lovely home.

ACCOMMODATION

Hallway

Entered through a double glazed uPVC door with patterned window and single panel radiator. Provides access to the open plan lounge/diner/kitchen and there are stairs leading to the first floor.

Lounge

The beautifully presented light and airy open plan lounge/diner boasts a living flame gas fire, set on a stone surround. A large double glazed uPVC window with bespoke shutters offers plenty of natural daylight. The laminate flooring, decorative coving, dado rail and the partition arch, with integrated downlights provide an elegant, yet modern look finished with tasteful modern decor. Provides access to the dining area.



Dining area

In continuation of the lounge, with the same stylish décor, the dining area provides ample space for a family size dining table and chairs. The room boasts plenty of natural light through the double glazed uPVC window, overlooking the garden and French doors lead into the conservatory. There is a useful, storage cupboard with and the dining area leads to the conservatory and kitchen.



Conservatory

Adjoining the open plan lounge/diner, is this beautiful conservatory, providing extra seating area., through French door. Provides access to the decking area.

Kitchen

Stylish and contemporary fitted kitchen, comprising of a range of high gloss wall and base units, with a complementary, wood effect work surface and matching splash backs. There is a built in electric oven with induction hob, mirrored splashback and stainless steel extractor with curved glass canopy above. A Stainless steel sink with mixer tap and drainer board is set below a uPVC window, with bespoke shutters providing plenty of natural light and overlooking the rear garden. The kitchen benefits from an integrated fridge/freezer and dishwasher, tiled flooring, sunken ceiling spotlights and a single panel radiator. Leads to the garage and to the decking area.



Garage

A large single garage with power and lighting. Provides ample space for a car and further storage space.

First floor landing

Well presented landing with a double glazed uPVC window with bespoke shutters and loft hatch, with a pull-down ladder. Provides access to the bathroom and all three bedroom.

Bedroom one

Beautifully decorated double bedroom, with a single panel radiator and double glazed uPVC window, facing the rear garden.

Bedroom two

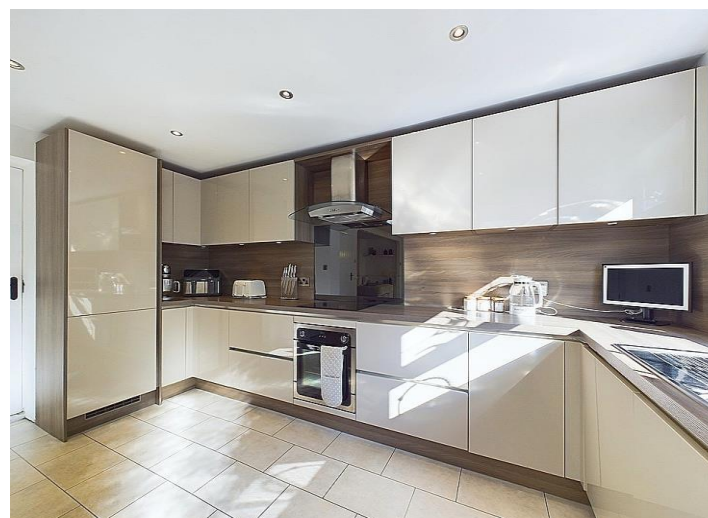
A second tastefully decorated double bedroom, with a storage cupboard housing the Baxi combi boiler, a radiator and two double glazed uPVC windows facing the front of the property provide plenty of natural light.

Bedroom three

A good sized third bedroom, which could be used as a home office or a nursery, if desired. There is a radiator and a double glazed uPVC window with bespoke shutters facing the front of the property.

Shower Room

The recently upgraded, stylish modern shower room is finished to a high standard, with contrasting marble surfaces and black fixtures. The suite comprises of a walk in shower cubicle with mixer shower, featuring both rainfall and jet showerhead attachments and glass screen. There is a high gloss, white vanity unit incorporating a sink, with matte black mixer tap and push button flush toilet. The shower room features beautiful, marble effect panelling and tiles, an anthracite towel heating radiator, a uPVC double glazed frosted glass window, an extractor fan, ceiling spotlights and panelling to the ceiling.



Externally

The current vendor has transformed the outside space into a lovely, low maintenance garden. The raised composite decking and glass balustrades create a fantastic space, just outside of the double conservatory doors, ideal for sitting or entertaining. There are steps down to a modern, grey stone patio, with the exposed stone rear wall and gravelled borders. The garden space is bordered by trees, making this a lovely place to sit out and enjoy the peace and quiet. There are also external electric points to the rear of the conservatory. To the front of the property there is a block paved driveway leading to the integral garage.

TENURE

We have been informed by the vendor that the property is freehold.

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MORTGAGES

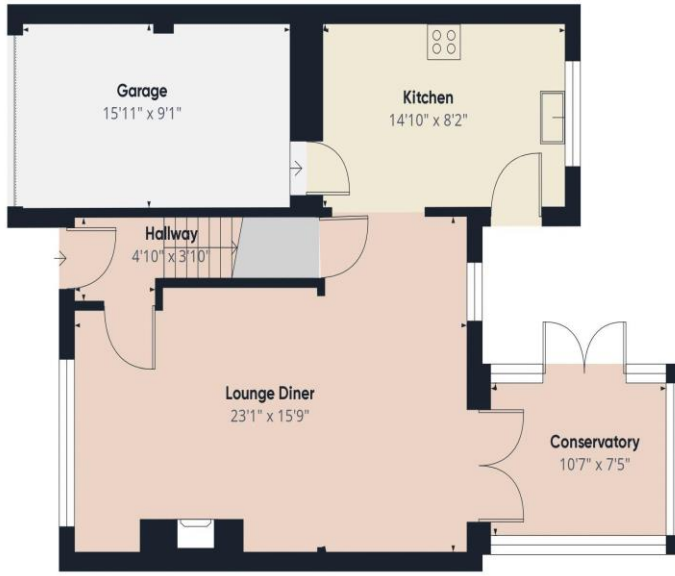
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NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.



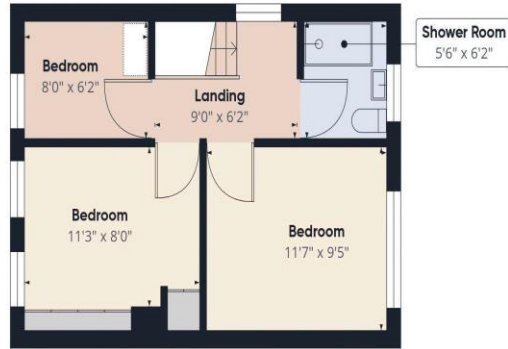




Ground Floor



Approximate total area^m
1050.13 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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