



**Spacious detached family home**

**Open plan lounge diner**

**Driveway and integral garage**

**Three good size bedrooms**

**Lovely conservatory**

**Separate utility room**

**Modern shower room**

**Popular village location**

Detached, three bed family home with driveway, garage and gardens. This lovely family home has been well maintained by the current owners and offers spacious accommodation, briefly comprising, entrance hall, open plan lounge diner, good size kitchen with separate utility and a lovely conservatory over looking the garden, to the first floor, there are three good size bedrooms and a contemporary modern shower room, the property also boasts an integral garage with useful additional WC to the rear. Externally, to the front of the property there is a pleasant front garden, with mature hedgerows and a selection of shrubs, a block paved driveway, leading to the integral garage. To the rear of the property, is a lovely patio style garden, with steps to a beautiful split level garden at the rear, with a selection of shrubs and plants, a green house and shed. The property is located in the sought after suburb of Stainburn, which has always been a popular place to live, located on the outskirts of the town of Workington, within easy access to the A66 and the Western Lake District. The property is also within walking distance of the town centre.

## ACCOMMODATION

### Entrance Hall

Entered through a uPVC double glazed door with frosted glass, side window, providing lots of additional natural light, there is a double panel radiator and decorative coving to the ceiling.

### Lounge diner

Spacious open plan "L" shaped lounge diner. To the lounge area there is a feature, pebble effect gas fire, set into the chimney breast with glass front. A large uPVC double glazed window with views out over the front garden, with decorative coving to the ceiling. To the dining area there are uPVC double glazed patio doors which lead into the conservatory.



### Conservatory

A lovely addition to the property, the dwarf wall conservatory, is a lovely private space to enjoy views over the garden, with wrap around uPVC windows and uPVC double glazed patio doors leading onto the garden, decorative wall light and central ceiling fan light.

### Kitchen

Good size kitchen, with a range of wall and base units with complementary work surfaces and tiled splash backs. A 1.5 composite sink and drainer unit with mixer tap, space for a free standing cooker, a large understairs storage cupboard, a double panel radiator, tiled flooring and a uPVC double glazed window over looking the rear garden. There is a wooden glazed door leading into the utility.



### Utility

This useful utility room has plumbing for a washing machine and fitted work top, a uPVC double glazed door, leading to the rear garden and a wooden glazed door providing access into the integral garage.

### First floor Landing

There is a uPVC double glazed window and loft access to the ceiling, providing access into the bedrooms and shower room.

### Master bedroom

A light and spacious double bedroom, with a built in storage cupboard, a uPVC double glazed window, with views over the front of the property and a double panel radiator below.



### **Bedroom Two**

Second good size, double bedroom with a uPVC double glazed window overlooking the rear garden, with a double panel radiator below and neutral décor.

### **Bedroom three**

A generous third bedroom with neutral décor, a uPVC double glazed window with views out over the front of the property and a double panel radiator below.

### **Shower room**

This modern, contemporary, shower room, briefly comprises; a corner shower cubicle with mixer shower and curved glass doors, a modern high gloss vanity unit, incorporating a concealed cistern toilet and hand wash basin, with mixer tap and a built in storage cabinet. There is modern PVC paneling to the walls and ceiling, with spotlights and an extractor fan, a uPVC double glazed window with frosted glass, and a chrome towel heating radiator.

### **Garage**

Integral single garage with access to a useful down stairs WC

### **Externally**

To the front of the property, there is a pleasant front garden, with mature hedgerows and a selection of shrubs, there is also a block paved driveway leading to the integral garage. To the rear of the property, is a lovely patio style garden with steps to a beautiful split level garden at the rear, with a selection of shrubs and plants, greenhouse and shed.

### **TENURE**

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

### **COUNCIL TAX BAND C**

### **EPC C**



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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.

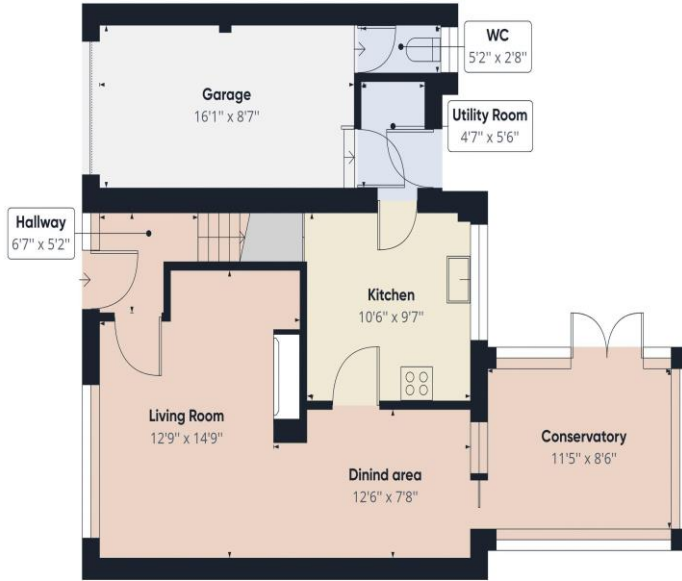




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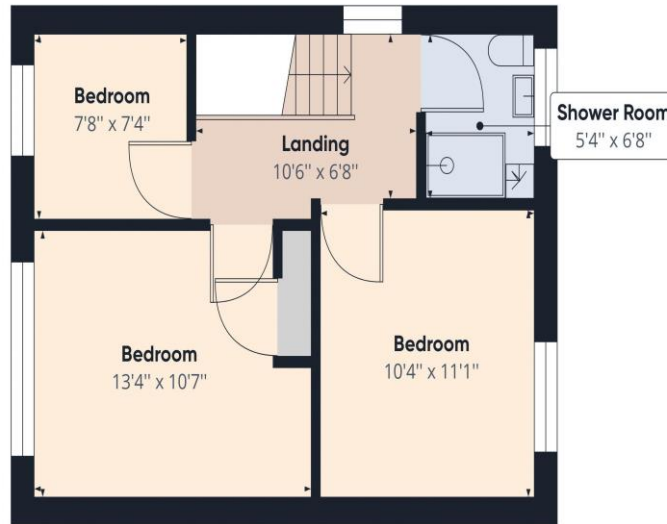
Approximate total area<sup>(1)</sup>  
723.63 ft<sup>2</sup>

(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.

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Ground Floor



Approximate total area<sup>(1)</sup>  
401.91 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1