



6 Briery Acres, Stainburn, Workington, CA14 1XQ

Offers Over **£325,000**

PFK

6 Briery Acres

The Property:

This beautifully presented detached bungalow offers spacious and versatile family living, featuring three generously sized bedrooms and two welcoming reception rooms. The heart of the home is a modern kitchen complete with sleek wooden cabinetry, integrated appliances, and natural wood flooring, seamlessly connecting to a bright dining room and a conservatory. Glazed doors and large windows throughout the property flood the space with natural light, while the inviting living room boasts a classic fireplace and plush carpeting for a homely atmosphere. The contemporary bathroom is finished with stylish tiling, a luxurious corner bathtub, walk-in shower, and a heated towel rail for ultimate comfort. Practical touches include extensive built-in storage, a dedicated utility room, and a handy loft.

Step outside and enjoy a beautifully maintained garden, perfect for families and entertaining, with a large patio area, lush lawn, and vibrant planting. Eco-friendly solar panels add a sustainable touch to the property. Parking is effortless, thanks to an integral garage, and ample driveway and offroad parking. This home effortlessly combines relaxed indoor-outdoor living with comfort and modern style. Early viewing is highly recommended as properties of this quality and layout are rarely available and sure to generate significant interest.





6 Briery Acres

Location & Directions:

Stainburn is a sought after family friendly suburb of the town of Workington, within walking distance of the Good OFSTED rated Workington Academy secondary school. There is also easy access to the A66 bypass which makes this a great commuter option for local employees of Sellafield at under a 20 mile drive.

Directions

The property can be found under postcode CA14 1XQ

- Three bed detached bungalow
- Immaculate throughout
- Spacious landscaped garden & patio
- Dining room & sun room
- Popular location, no chain
- EPC rating C
- Council Tax: Band D
- Tenure: Freehold



ACCOMMODATION

Hallway

12' 6" x 3' 8" (3.82m x 1.13m)

Accessed via UPVC door with double glazed inserts, decorative coving, two built in storage cupboards - one with radiator.

Living Room

14' 8" x 11' 6" (4.48m x 3.50m)

Front aspect light and airy room with decorative coving, points for TV, fibre telephone line, and fibre broadband, gas fire in wooden hearth and surround, space for a three piece suite.

Dining Room

8' 11" x 8' 10" (2.71m x 2.70m)

Rear aspect room with decorative coving, point for TV, space for a 6 person dining table, wooden doors leading to kitchen and sunroom.

Sunroom

12' 9" x 9' 8" (3.89m x 2.94m)

Light and airy triple aspect room with point for TV and electricity, integrated window blinds, door to garden.

Kitchen

10' 2" x 9' 2" (3.10m x 2.80m)

Rear aspect room comprising a range of base and wall units in a solid wood finish with complementary granite effect countertop, 1.5 bowl stainless steel sink with drainage board and mixer tap, 4 burner countertop mounted gas hob with separate electric oven and oven/grill, space for undercounter fridge freezer, oak flooring.

Laundry Room

8' 4" x 5' 1" (2.55m x 1.54m)

Dual aspect room with UPVC external door giving access to garden, fitted with the same range of base and wall units and countertop as the kitchen, plumbing for washer and dryer, stainless steel sink with drainage board. Oak flooring, integral door to garage.



Cloakroom/WC

4' 11" x 2' 7" (1.50m x 0.79m)

WC and wash hand basin with tiled splashback, oak flooring.

Inner Hallway

11' 1" x 6' 3" (3.38m x 1.91m)

Decorative coving, loft access via hatch, built in storage cupboard with radiator.

Bedroom 1

12' 6" x 10' 2" (3.80m x 3.10m)

Front aspect well proportioned double bedroom fitted with a range of built in wardrobes and storage cupboards.

Bedroom 2

11' 5" x 10' 0" (3.47m x 3.04m)

Rear aspect double bedroom with handy wash hand basin and storage units.

Bedroom 3

10' 1" x 9' 3" (3.08m x 2.81m)

Front aspect double bedroom.

Bathroom

7' 10" x 6' 2" (2.39m x 1.89m)

Rear aspect room comprising four piece suite; corner bath with hand held shower attachment, corner shower cubicle with electric shower, WC and wash hand basin with built in storage cupboards, tiled walls, oak floor, heated towel rail.

Garage

16' 2" x 9' 1" (4.94m x 2.77m)

Integral garage with ample space to park one car, up and over door, power, lighting, wall mounted shelving, water tap and gas condenser boiler.





EXTERNALLY

Front Garden

Low maintenance lawned garden with mature shrubbery and perennials.

Rear Garden

A sun trap garden laid to low maintenance patio and lawned areas, a perfect spot for enjoying afternoon and evening sun.

Garage

Single Garage

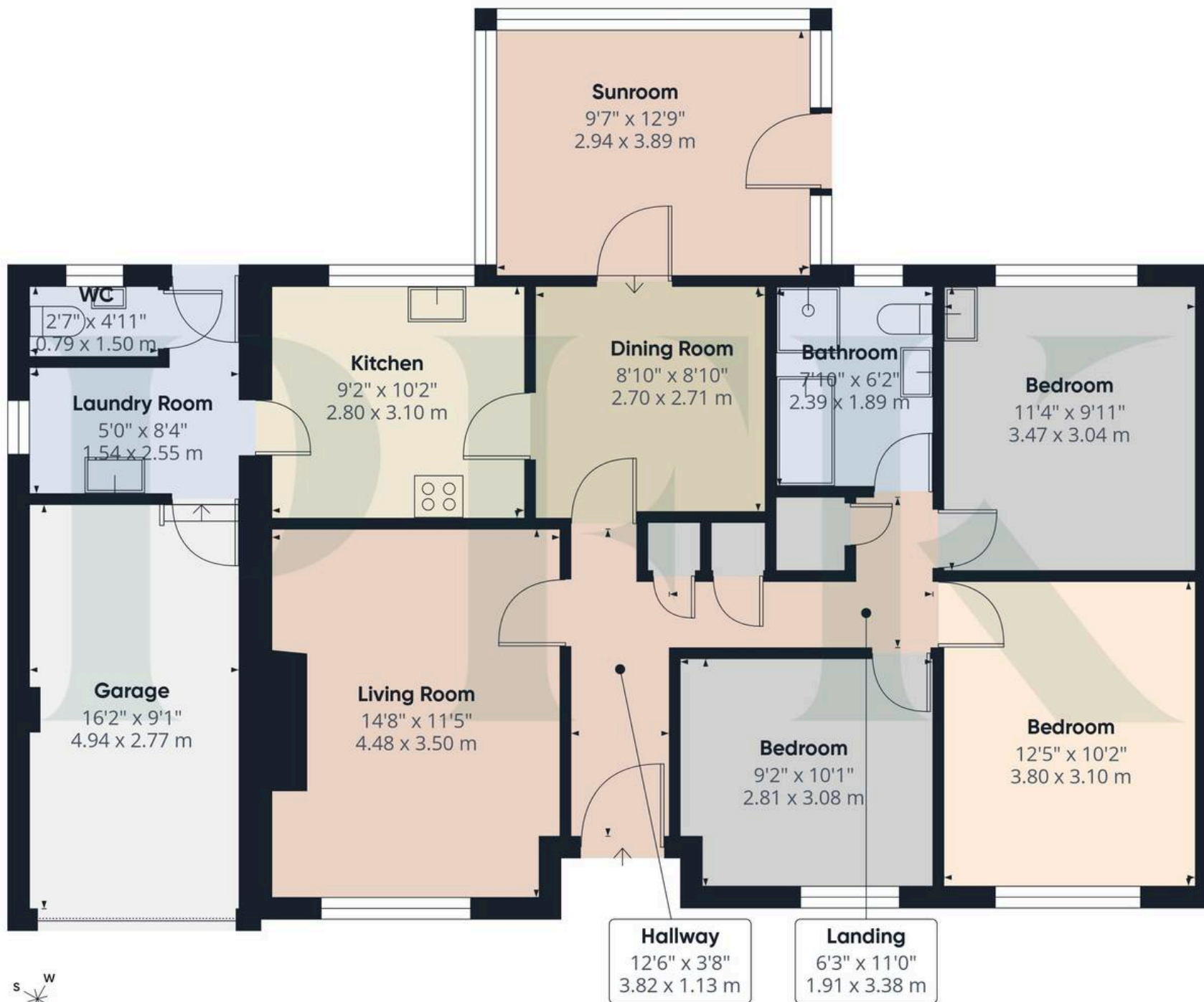
Integral garage with space for a medium sized car.

Driveway

2 Parking Spaces

Driveway parking for two cars.





Approximate total area⁽¹⁾

1157 ft²
107.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



ADDITIONAL INFORMATION

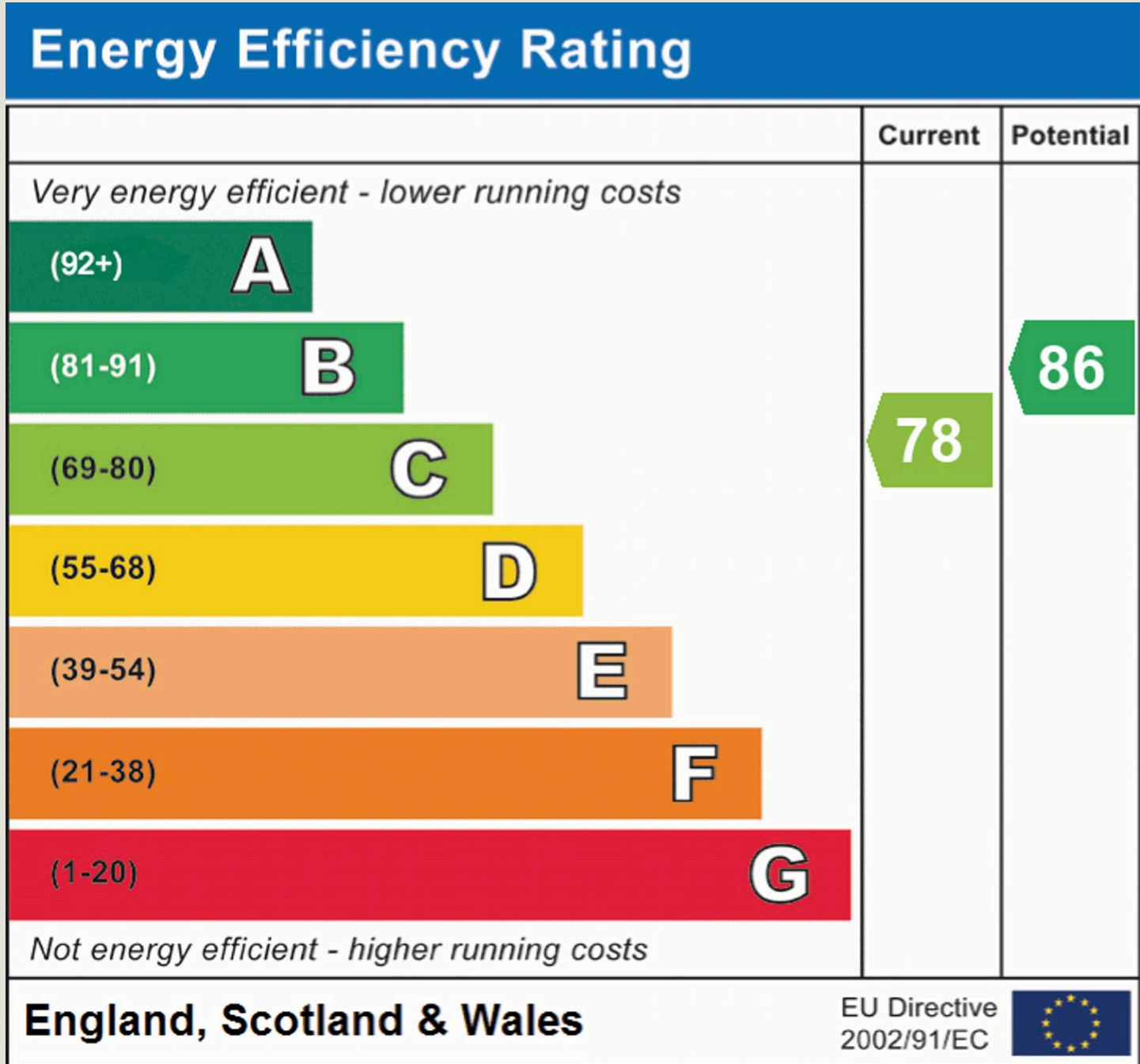
Services

Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50





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