



65 Ashfield Road, Workington, CA14 3HX

Guide Price **£189,950**

PFK

65 Ashfield Road

The Property:

Located within a quiet cul-de-sac in the highly sought after Ashfield area of Workington, this beautifully presented three bedroom semi detached family home offers spacious, move in ready accommodation ideal for families. Within easy walking distance of the town centre and well regarded primary and secondary schools, the property enjoys a fantastic position combining convenience with a peaceful residential setting. With delightful gardens, excellent living space and an integral garage, this is a home that is sure to attract strong interest.

The accommodation is entered via a welcoming hallway which leads into a generous lounge/diner, featuring patio doors opening directly onto the rear garden, creating a wonderful space for both everyday family life and entertaining. The property has been enhanced by an extension to the rear of the garage, creating a larger kitchen with additional space for dining, breakfast seating or a useful utility area. To the first floor, there are three well proportioned bedrooms and a family bathroom. Externally, the property continues to impress with attractive lawned gardens to the front and a substantial rear garden featuring a patio seating area and a generous lawn, perfect for children, pets and outdoor entertaining.

Offered in excellent condition throughout, this lovely family home is ready for immediate occupation and early viewing is highly recommended to avoid disappointment.





65 Ashfield Road

Location & directions:

Ashfield Road enjoys a popular residential setting within easy walking distance of Workington town centre, where a wide range of shops, supermarkets, cafés and leisure facilities can be found. Well regarded primary and secondary schools are also close by, making the location ideal for families. Regular bus services operate nearby, while Workington railway station provides connections along the Cumbrian coastal line. The property also benefits from excellent road links to neighbouring towns including Whitehaven, Cockermouth and Maryport, making it a convenient base for both work and leisure.

Directions

The property can be located on Ashfield Road using either CA14 3HX or [W3W///heave.straw.shins](https://www.heave.straw.shins)

- 3 bed semi detached family home
- Quiet cul-de-sac location in popular area
- Extended kitchen with additional dining or utility space
- Integral garage, driveway parking & generous gardens
- EPC rating TBC
- Tenure: Freehold
- Council Tax: Band B



ACCOMMODATION

Entrance Hallway

Lounge/Diner

24' 1" x 11' 8" (7.35m x 3.55m)

Dining Kitchen

16' 8" x 7' 5" (5.09m x 2.26m)

FIRST FLOOR

Landing

Bedroom 1

10' 8" x 12' 11" (3.26m x 3.94m)

Bedroom 2

11' 3" x 11' 3" (3.44m x 3.42m)

Bedroom 3

7' 2" x 9' 11" (2.19m x 3.03m)

Family Bathroom

6' 7" x 7' 7" (2.01m x 2.30m)





Garden

The property enjoys attractive outdoor space to both the front and rear. A well maintained lawned garden enhances the front elevation, while side access leads to a particularly generous rear garden. The rear garden features a patio seating area, ideal for outdoor dining and entertaining, alongside a substantial lawn providing plenty of space for children to play and families to enjoy throughout the year.

Driveway

1 Parking Space

To the front of the property there is driveway parking for one vehicle.

Garage

Single Garage

There is also an integral garage (4.8m x 2.58m) benefiting from an electric roller door and internal access directly into the home, providing excellent convenience and additional storage space.



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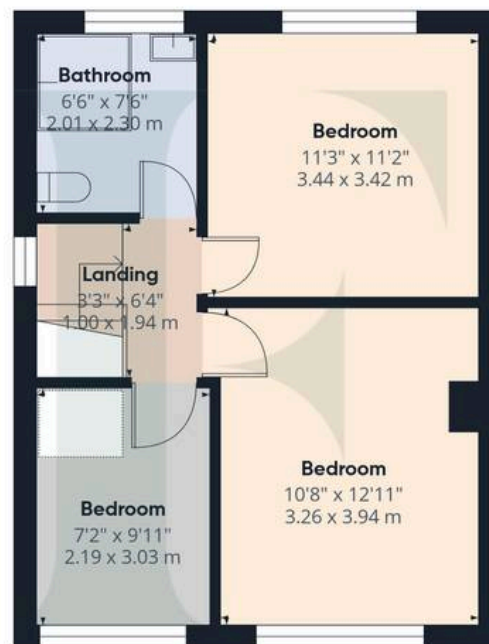


Floor 0

Approximate total area⁽¹⁾

1019 ft²

94.7 m²



Floor 1



(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.

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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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