



3 Stanley View, Mirehouse, Whitehaven, CA28 8JB

Guide Price £295,000

PFK

3 Stanley View

The Property:

A beautifully presented four bedroom detached family home, ideally positioned on the edge of Whitehaven within this popular residential area. Offering spacious and affordable accommodation, this is a superb home for modern family life and is presented in excellent condition throughout.

The property is approached via a spacious entrance hallway leading to a large lounge with patio doors opening directly onto the rear garden. There is a separate dining room which opens through to a contemporary kitchen with central island unit, together with a useful utility room and WC. To the first floor are four well proportioned double bedrooms, all benefiting from built in furniture, with the principal bedroom enjoying its own modern ensuite shower room, in addition to a stylish family bathroom. The layout provides generous and practical accommodation, perfectly suited to a growing family.

Externally, the property continues to impress, with a gravelled front garden and access to the side leading to a private, low maintenance rear garden. The enclosed garden combines artificial grass with a stylish paved patio, providing an excellent space for outdoor dining, entertaining and relaxing.



3 Stanley View

The Property continued....

There is gated access onto the driveway and a detached garage, although the driveway area has not been used for parking by the current owners and has instead been laid with artificial grass to extend the garden. It could, however, be readily returned to driveway use if required. The detached garage is currently divided, with a useful storage area to the front accessed via an electric roller door and a larger rear section which is also accessible from the back and has been fitted with an impressive bar, creating a fantastic additional entertaining space if garage parking is not required.

A genuinely appealing family home offering the right balance of space, presentation and practicality in a convenient location. With its popular location and strong family appeal, we expect high levels of interest, so early inspection is highly recommended.

- **4 bed, 2 bath detached family home**
- **Close to amenities & A595 for commuter links**
- **Ideal for families**
- **Low maintenance gardens, driveway & garage**
- **Move in ready**
- **EPC rating C**
- **Council Tax: Band D**
- **Tenure: Freehold**





3 Stanley View

Location & Directions:

Stanley View is situated on the edge of Whitehaven, within a popular residential setting that combines convenient access to the town with excellent links for commuters. The property is particularly well placed for access to the A595, providing straightforward connections towards Whitehaven and onwards to the wider west Cumbrian employment hubs and neighbouring towns. The location is also well suited to families, with a choice of local schools within easy reach and Whitehaven town centre providing a good range of everyday amenities, shops, supermarkets, cafés and other services. The surrounding area also offers easy access to the beautiful west Cumbrian coastline and countryside, making this a convenient base for both work and leisure.



Directions

The property can be located using either CA28 8JB or W3W///extra.munch.grand

ACCOMMODATION

Entrance Hallway

11' 4" x 7' 7" (3.45m x 2.32m)

Lounge

22' 10" x 11' 6" (6.96m x 3.50m)

Dining Kitchen

22' 9" x 11' 11" (6.94m x 3.63m)

Utility Room

7' 5" x 4' 8" (2.25m x 1.43m)

Cloakroom/WC

4' 6" x 3' 1" (1.37m x 0.93m)

FIRST FLOOR LANDING

Bedroom 1

11' 5" x 10' 6" (3.47m x 3.21m)

En-Suite

7' 1" x 4' 6" (2.16m x 1.38m)

Bedroom 2

10' 0" x 9' 0" (3.04m x 2.74m)

Bedroom 3

11' 6" x 9' 8" (3.50m x 2.94m)

Bedroom 4

10' 8" x 9' 5" (3.24m x 2.88m)

Bathroom

10' 0" x 10' 0" (3.06m x 3.05m)



EXTERNALLY

Garden

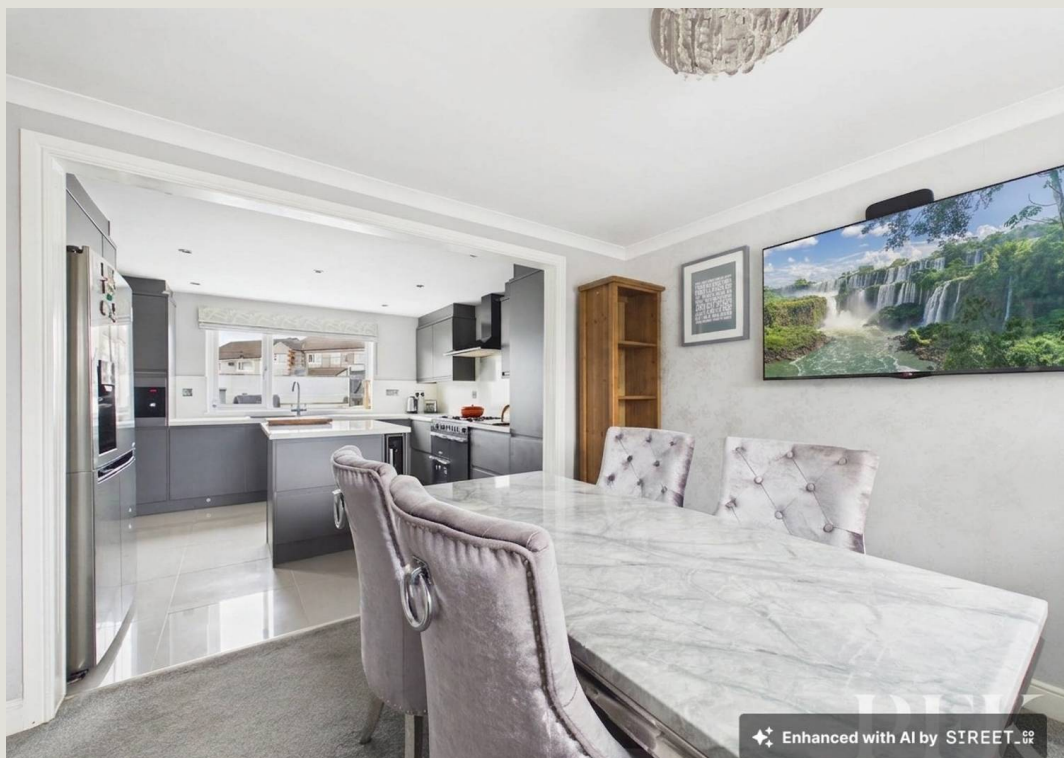
The property enjoys attractive and easily maintained gardens to both the front and rear. The front garden is gravelled, while the side access leads to a particularly private and fully enclosed rear garden, laid with a combination of artificial grass and a paved patio. This creates a practical outdoor space with minimal maintenance required and plenty of room for outdoor dining, entertaining and relaxing. The current owners have also used the former driveway area as additional garden space by laying it with artificial grass; should parking be required here, it could readily be converted back to driveway use.

GARAGE

Single Garage

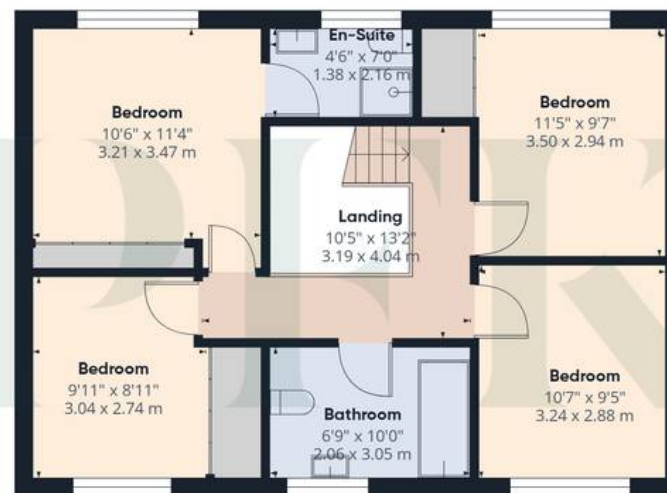
The property benefits from gated driveway access and a detached garage. The current owners have chosen not to use the driveway for parking and have incorporated it into the garden, but it could easily be returned to its original use. The detached garage has been cleverly divided to provide a front storage area with an electric roller door, while the larger rear section has its own rear access and has been transformed with a rather impressive fitted bar. This makes it an excellent additional entertaining or hobby space, while still offering the flexibility to revert to more conventional garage/storage use if required.



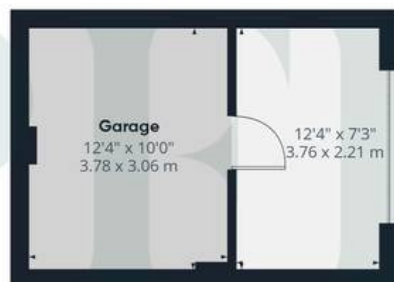




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1531 ft²

142.1 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.

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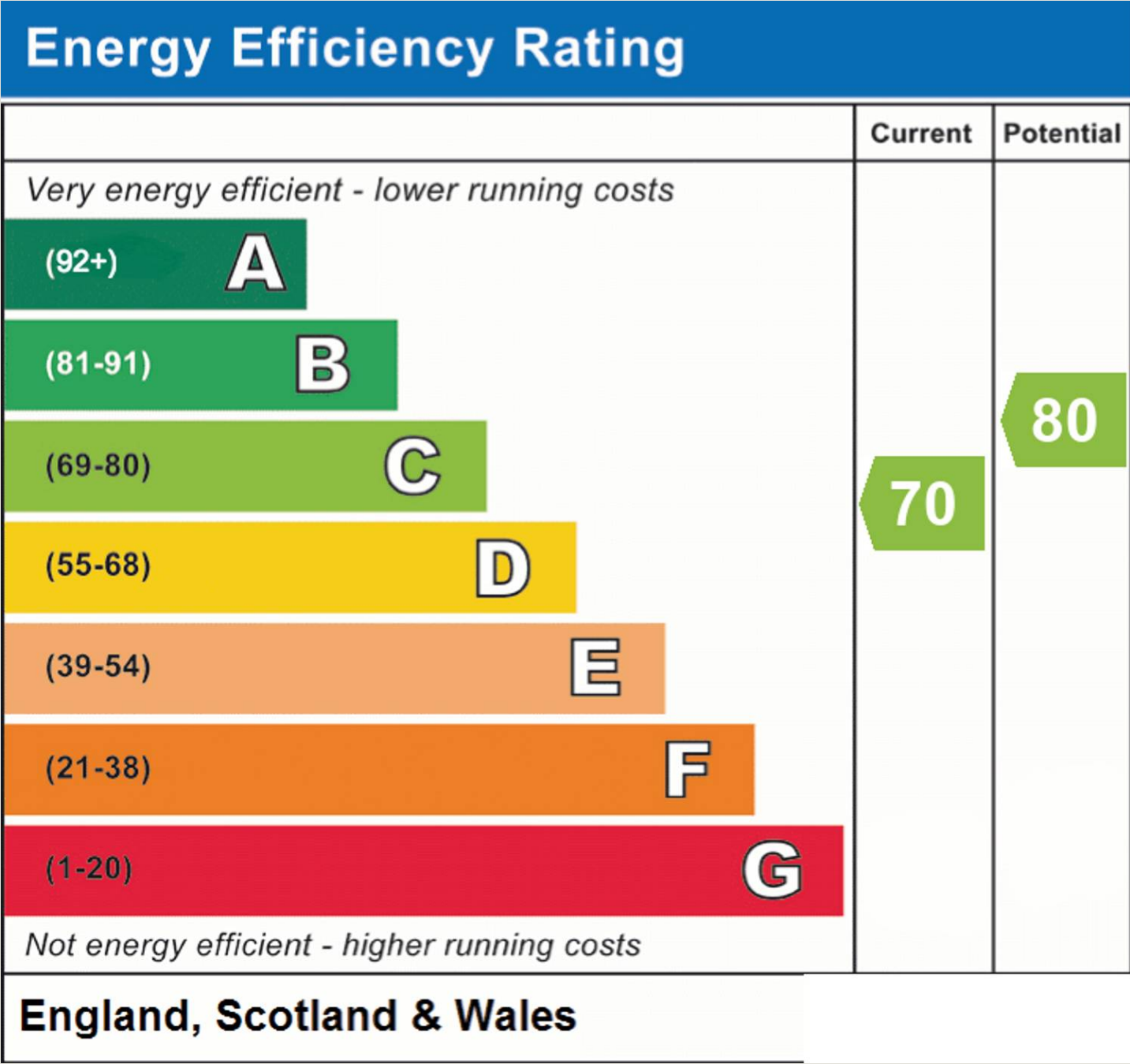
ADDITIONAL INFORMATION

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

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