

20 Oak Drive, Workington, CA14 1WY

£179,950

WELCOME TO YOUR LOVELY NEW HOME!

This is a super three bedroomed house which sits in one of the most sought after residential areas in Stainburn, a popular location on the edge of Workington with easy access to the town centre, the A66, Lake District etc.

It was built about 8 years ago to a high specification and has been well maintained since and offers great accommodation with lots of natural light, being perfect for first time buyers, second-steppers or someone looking to downsize.

There's off road parking to the side, an enclosed rear garden and a pleasing outlook from the rear. All in all an excellent home, perfectly located and ready for a new owner.

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

OWNERS' COMMENTS

"20 Oak Drive was our first family home and was perfect for our young family for many reasons. The location of Stainburn was a big draw for us, a quiet village on the edge of Workington, close enough to walk into town or a short drive for all local amenities but far enough out to feel like you don't live in a big town. 20 minutes drive and you are walking around beautiful Loweswater, a great location.

The Cairns Chase estate was also a big appeal for us, the houses look great with the natural stone and brick construction giving them a character which makes them stand out from other estates. The estate is well maintained and the well-equipped park is a great feature for those with young families. This is not to mention the appeal of buying a Story Home with the great reputation they have and the superior build quality that comes as standard.

20 Oak Drive will live forever with us as our first family home with such fond memories. We hope it will bring just as much joy to you as well."

THINGS YOU NEED TO KNOW

Gas central heating and double glazing.

ENTRANCE

The property is accessed via a composite door with frosted glazing panels; leads into:

INNER HALL

With stairs to the first floor, natural wood bannisters and white painted panel doors with chrome ironmongery.

CLOAKROOM



With low level WC, corner wash basin, ceramic tile splash-back and frosted window to the rear.

KITCHEN

16'9" x 8'5" (5.13 x 2.57)



With wood effect laminate floor, bay window and dining area. The kitchen is fitted with a range of base and wall units in cream gloss with chunky chrome handles and laminate work surface over with upstand. The kitchen includes integrated fridge/freezer, AEG electric oven in chrome and black with 4-ring gas hob over, stainless steel extractor fan and stainless steel splash-back, 1.5 bowl stainless steel sink unit, plumbing for washing machine and spotlighting.

LOUNGE

15'7" x 11'10" (4.77 x 3.62)



With patio doors to the rear, window overlooking the rear, coving, television point and under-stairs cupboard with fuse box.

FIRST FLOOR LANDING

Stairs to the first floor, cupboard housing boiler and providing good shelving etc. With landing giving access to the loft, three bedrooms and family bathroom.

BEDROOM ONE

11'10" x 8'5" (3.62 x 2.57)



Double bedroom with a rear aspect, television point and door giving access into:

EN SUITE



White pedestal wash basin, low level WC, step-in shower with sliding door in chrome frame and wall mounted chrome shower and attachments. Fitted around sanitary fittings with grey ceramic tiles with sparkly silver and black mosaic tiling and wood effect vinyl flooring.

BEDROOM TWO

9'6" x 8'5" (2.91 x 2.57)



Front double room.

FAMILY BATHROOM

6'8" x 5'6" (2.05 x 1.69)



Frosted window to the front, bath with a chrome mixer tap and hand held shower hose, white pedestal wash basin with chrome mixer tap and low level WC, fitted around sanitary fittings with grey ceramic tiles with silver and black sparkle mosaic tiling and wood effect vinyl floor covering.

BEDROOM THREE

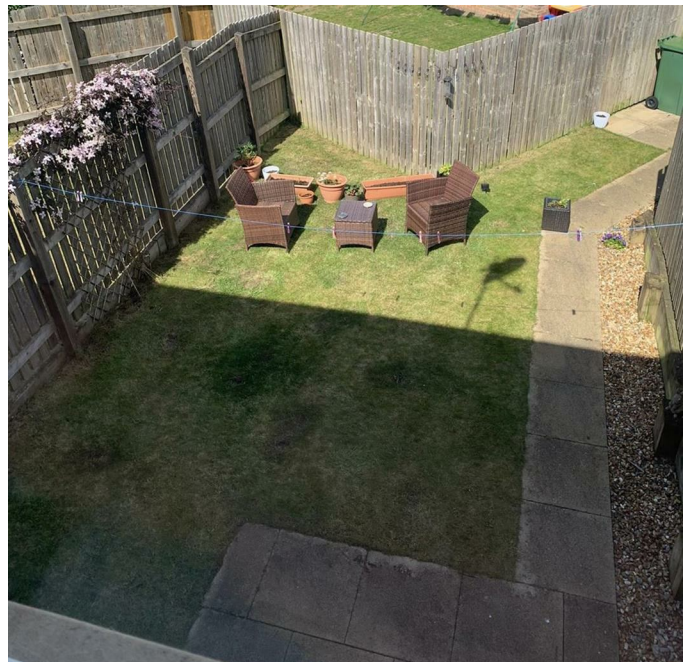
10'2" x 6'9" (3.11 x 2.06)

A single room with an aspect to the rear.

LOFT

There is a boarded loft.

EXTERNALLY



There is off-road parking for two cars and access via an alleyway to the rear garden. At the rear is a patio area, lawn

and paved path. At the front is a small garden area with shrubs, borders etc.

COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) that this property is placed in Tax Band B.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs

all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

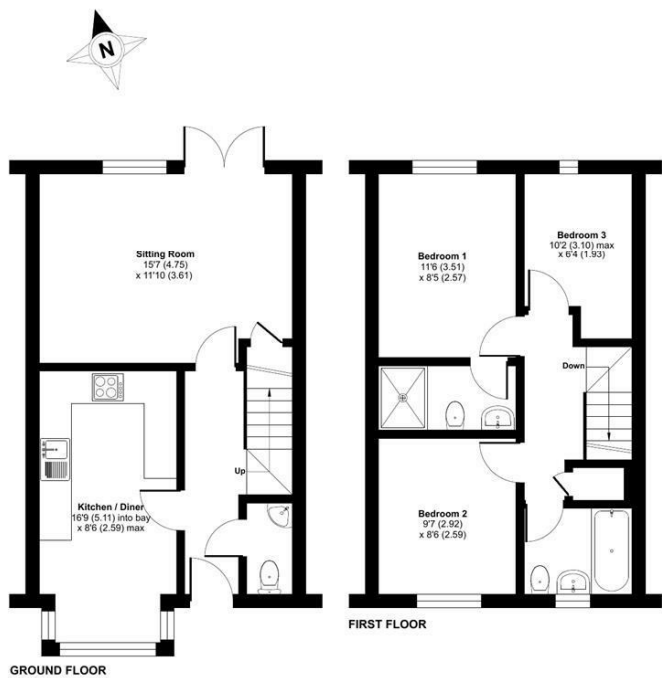
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

To find out how we can help you realise your dreams, just call your nearest Grisdales office.

Floor Plan

Oak Drive, Stainburn, Workington, CA14

Approximate Area = 839 sq ft / 77.9 sq m
For identification only - Not to scale

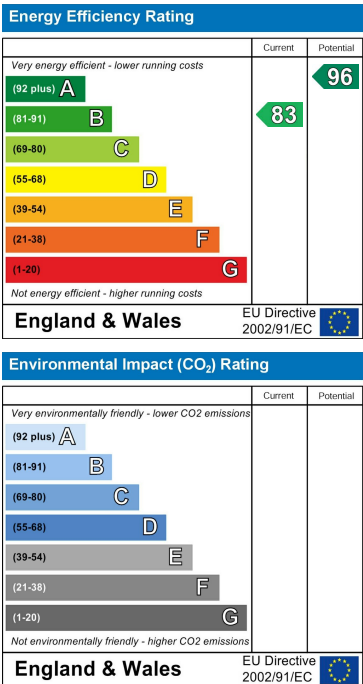


Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichem 2024. Produced for Grisdale. REF: 1096086

Area Map



Energy Efficiency Graph



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