



26 Moore Drive, Workington, CA14 4FF

Guide Price £225,000

PFK

# 26 Moore Drive

## The Property:

This beautifully presented three bed detached home is located on the popular Gleesons development and is approximately 12 months old, offering all the benefits of a modern home with the added advantage of owner upgrades throughout. Occupying a fantastic plot, the property boasts a large driveway providing parking for several vehicles, a generous garage, and newly landscaped gardens that really set it apart.

The ground floor offers a welcoming entrance hallway, a bright and comfortable lounge with a large under stairs storage cupboard, and a stylish dining kitchen fitted with contemporary units and patio doors opening directly onto the rear garden, perfect for everyday living and entertaining. A convenient ground floor WC completes the layout. The interiors are fresh, modern and thoughtfully finished, reflecting the care and attention the current owners have invested since moving in.

Upstairs, the standout principal bedroom features a sleek ensuite shower room and newly installed fitted wardrobes. There are two further well proportioned bedrooms alongside a modern family bathroom. Outside, the beautifully landscaped rear garden includes artificial lawn and an Indian sandstone patio, ideal for low maintenance enjoyment.

Situated in a quiet and highly sought after area, the property is close to well regarded primary and secondary schools, within easy reach of the town centre, and perfectly suited to families.





## 26 Moore Drive

### Location & directions:

Moore Drive is situated on the popular Gleesons development in the Ashfield area of Workington. Highly sought after by families, the location benefits from easy access to well regarded primary and secondary schools, the town centre, and excellent transport links, making it ideal for commuters while still offering a peaceful residential setting.

### Directions

The property can be found by using CA14 4FF or What3words///pipeline.fault.canal

- Three bed detached home on a popular Gleesons development
- Approx. 12 months old with contemporary interiors & upgrades
- Newly landscaped garden
- Generous parking incl large garage
- Ideal for families
- Tenure: Freehold
- EPC Rating B
- Council Tax band C



PFI



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## ACCOMMODATION

### Entrance Hallway

Approached via composite door, window to side, stairs leading to first floor accommodation and radiator.

### Lounge

14' 4" x 11' 1" (4.37m x 3.38m)

Spacious and bright reception room, with dual aspect windows, large understairs storage cupboard, and radiator.

### Dining Kitchen

14' 4" x 9' 5" (4.37m x 2.88m)

The kitchen is fitted with a range of contemporary matching wall and base units, with complementary worksurfacing incorporating a stainless steel sink and drainer. Plumbing for washing machine, space for fridge/freezer and dining table, wood effect flooring, window to rear and patio doors leading directly out to the gardens, radiator.

### Cloakroom/WC

5' 3" x 2' 9" (1.61m x 0.85m)

Fitted with close coupled WC, wash hand basin, obscured window to side and radiator.

### FIRST FLOOR LANDING

Loft access, radiator and doors to accommodation.

### Bedroom 1

8' 1" x 11' 2" (2.47m x 3.40m)

Good sized principal bedroom with newly fitted wardrobes, radiator, window and door to ensuite shower room.

### Ensuite Shower Room

5' 3" x 6' 6" (1.61m x 1.98m)

Fitted with 3 piece suite comprising close coupled WC, wash hand basin and tiled shower enclosure, obscured window and radiator.



## **Bedroom 2**

8' 2" x 9' 5" (2.48m x 2.86m)

Window, radiator and storage cupboard.

## **Bedroom 3**

6' 0" x 8' 0" (1.84m x 2.43m)

Window to side and radiator.

## **Family Bathroom**

5' 11" x 5' 11" (1.80m x 1.81m)

Fitted with modern 3 piece suite comprising close coupled WC, wash hand basin and part tiled walls, obscured window, radiator, and wood effect flooring.

## **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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EXTERNALLY

#### Garden

There are lawned areas to the front and side of the property, with gated access leading to the main garden. Recently landscaped by the current owners, the garden offers a generous lawn and an Indian sandstone patio, ideal for families and a safe space for children to play.

#### Driveway

2 Parking Spaces

There is a tarmac drive to the side of the property providing offroad parking for several cars.

#### Garage

Single Garage

6.01m x 3.01m A large single garage adjoins the property, with up and over door, power and light.



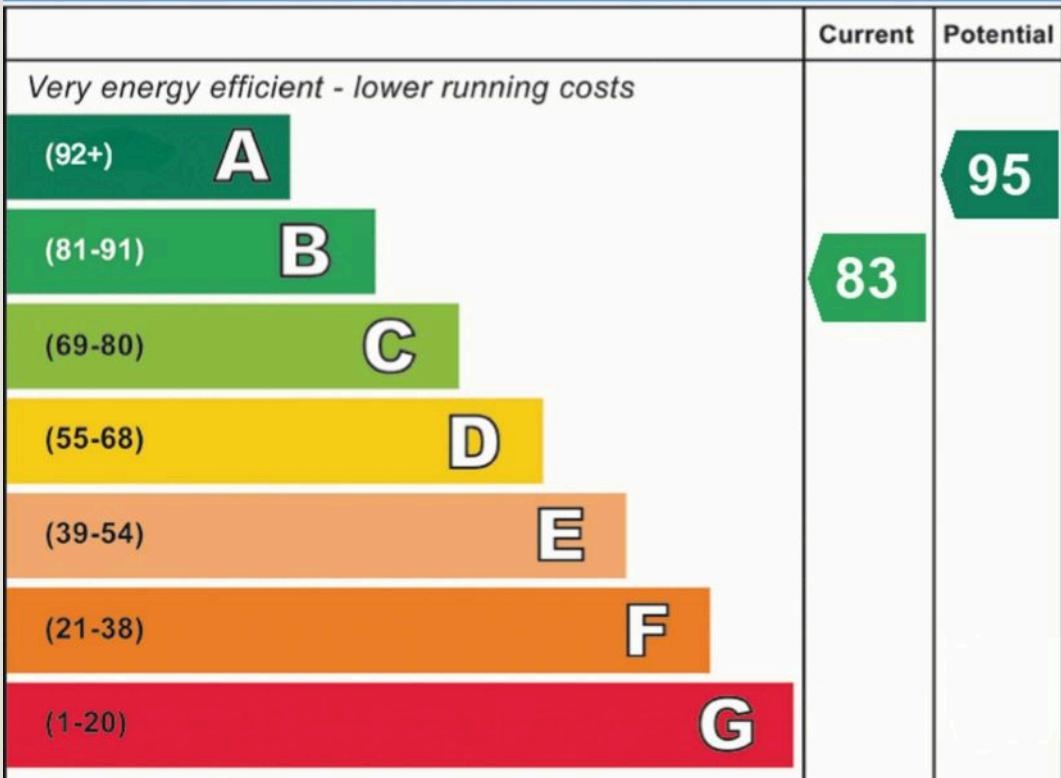
PEI



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## Energy Efficiency Rating



**England, Scotland & Wales**

EU Directive  
2002/91/EC





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