



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 Gleasons 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 understairs 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



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.

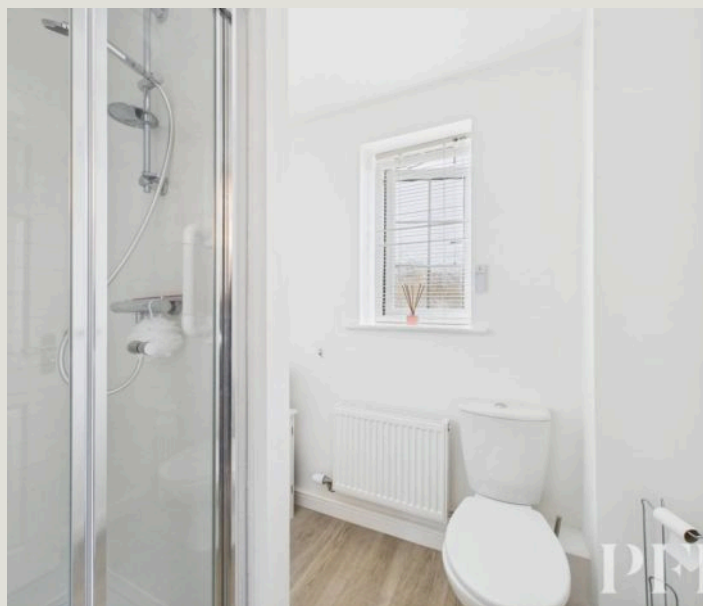
ADDITIONAL INFORMATION

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

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): £120 to £210 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. • EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only. • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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

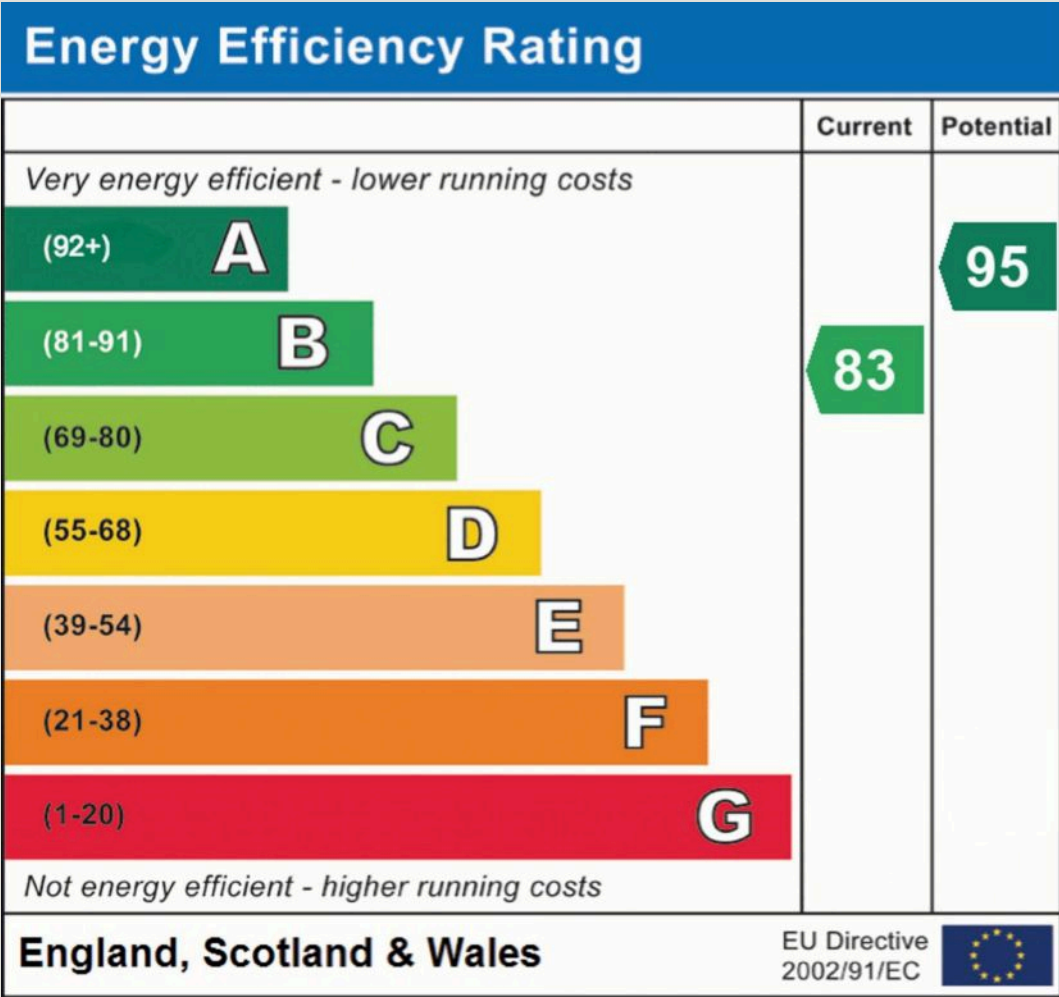
There is a tarmac drive to the side of the property providing offroad parking for several cars.

Garage

Single Garage

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







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