



23 BRIAR BANK | COCKERMOUTH | CUMBRIA | CA13 9DL

OFFERS OVER £275,000





## SUMMARY

Sitting pretty at the end of this small cul de sac, this detached bungalow is a real treat, having been completely renovated and is now ready to move in. Imminently having neutral bedroom carpets laid, the accommodation includes a spacious living/dining room with picture window and wood style floor, a modern stylish kitchen, two double bedrooms enjoying an open outlook to the rear and a contemporary modern bathroom. A new tarmac drive has been laid leading to an attached garage and the gardens benefit from new fencing. Ready to move straight in, this will tick a great many boxes for buyers!

EPC band C

## ENTRANCE HALL

A double glazed front door leads into an L-shaped hall with a double glazed window beside, modern style doors to rooms, access to loft space, wood style flooring

## LIVING/DINING ROOM

A spacious room with double glazed picture window to side, double radiator, recess for TV, space for dining table and chairs, wood style flooring

## KITCHEN

Re-fitted in a range of stylish modern base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, gas hob with oven and extractor, space for fridge freezer and washing machine, double glazed window to side, radiator, built in airing cupboard, tiled flooring

## BEDROOM 1

Double glazed window to side with an open view, double radiator

## BEDROOM 2

Double glazed window to side with an open view, double radiator

## BATHROOM

Newly fitted to include a P-shaped bath with thermostatic twin head shower and screen. hand wash basin with cupboards under, low level WC. Tiled walls and flooring, ladder style radiator, PVC cladding to ceiling, extractor fan



## EXTERNALLY

To the front a newly laid tarmac drive leads down to a parking area and access to garage with front door into hall and a side gate to rear garden. the remaining garden to the front and the garden to rear are laid to grass, the rear garden having newly installed fencing to borders.

Single attached garage with up and over door, power and light, personal door to rear.

## ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

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Council Tax Band: C

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speed: Standard 13Mbps / Superfast 51Mbps

Known mobile reception issues: All ok outdoors. All providers have limited service indoors

Planning permission passed in the immediate area: None known

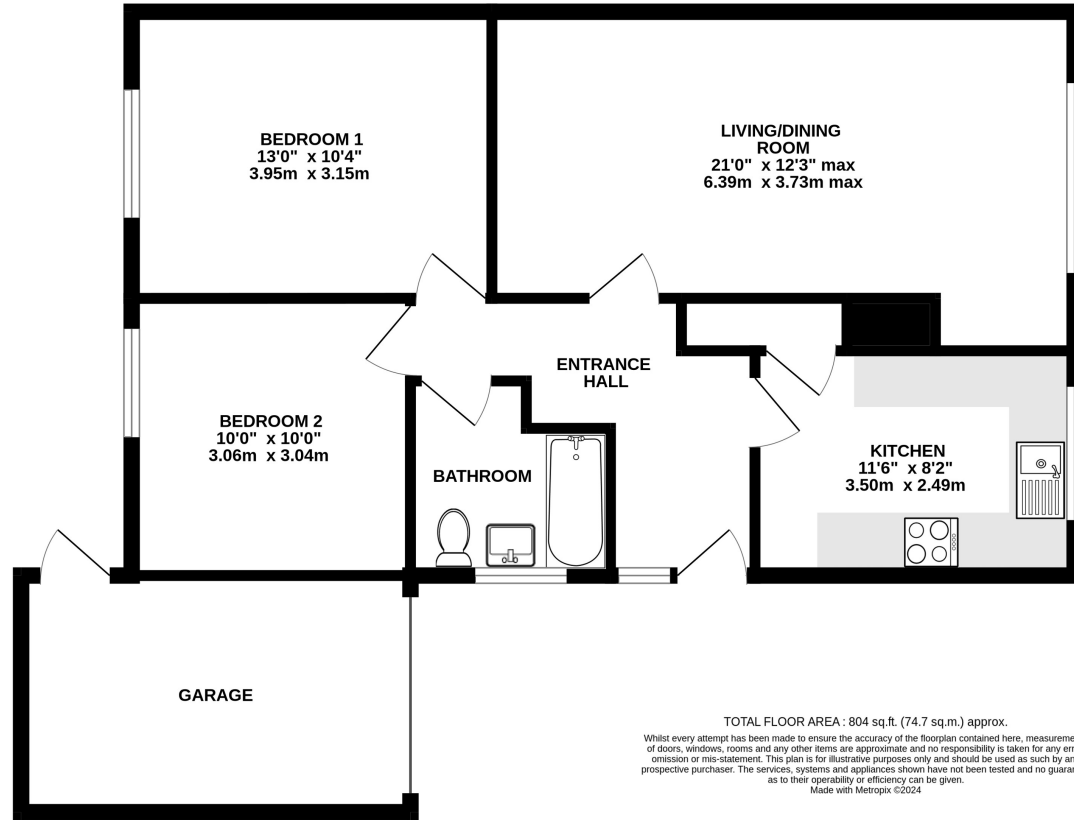
The property is not listed

## DIRECTIONS

From the office turn left onto Victoria road and follow round the sharp right hand bend by the top of Kirkgate onto Lorton Road. Turn right into Vicarage Lane and at the top of the crest bear left onto Simonscales Lane. Take the second turn on the left into Briar Bank and the property will be located towards the end of the cul de sac on the left.



GROUND FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		79	86
England, Scotland & Wales			
<small>EU Directive 2002/91/EC</small>			