



12 THE PADDOCKS | GREAT BROUGHTON | COCKERMOUTH | CA13 0ZA

PRICE £155,000



Lillingtons  
Estate Agents



## SUMMARY

This end terrace modern home on The Paddocks is located close to the centre of the popular village of Great Broughton near Cockermouth and is within easy reach of the local pubs, shop, bakery and school. Offered chain free and in great condition, the home includes an entrance hall, spacious living room, a newly fitted stylish kitchen/dining room, three bedrooms and a first floor bathroom. There is an enclosed garden to the front and a yard area to the rear, plus residents benefit from private parking at the other end of the terrace. A fantastic home at a really sensible price!

EPC band D

## GROUND FLOOR

### ENTRANCE HALL

A part double glazed PVC door leads into hall with door to living room, stairs to first floor, double radiator.

### LIVING ROOM

Double glazed window to front, gas living flame fire with surround and hearth, double radiator, under stairs storage cupboard. Door to kitchen.

### KITCHEN/DINING ROOM

Two double glazed windows to rear, part double glazed door to rear. Recently fitted in a stylish range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashbacks, fitted cooker with extractor over, space for fridge freezer and washing machine, wall mounted boiler, tiled flooring, space for table and chairs, double radiator.

## FIRST FLOOR

### LANDING

Doors to rooms, access to loft space.

### BEDROOM 1

Double glazed window to front, double radiator.

### BEDROOM 2

Double glazed window to rear, double radiator.

### BEDROOM 3

Double glazed window to front, double radiator, built in cupboard over stairs.



## BATHROOM

Double glazed window to rear, panel bath with electric shower unit and screen, pedestal hand wash basin, low level WC. Shaver socket, wood effect flooring.

## EXTERNALLY

To the front of the property is an enclosed garden which includes a paved patio area, an area of lawn and an area at the side for storage. At the rear is a yard area with access gate onto a back lanning. There is a residents parking area at the end of the front and rear lannings.

## ADDITIONAL INFORMATION

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

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

[cockermouth@lillingtons-estates.co.uk](mailto:cockermouth@lillingtons-estates.co.uk)

Council Tax Band: B

Tenure: Freehold

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

Fixtures & Fittings: Carpets, cooker and extractor

Broadband type & speed: Standard 3Mbps / Superfast 80Mbps

Known mobile reception issues: Outdoors all ok. Indoors all networks have limited signal

Planning permission passed in the immediate area: None known

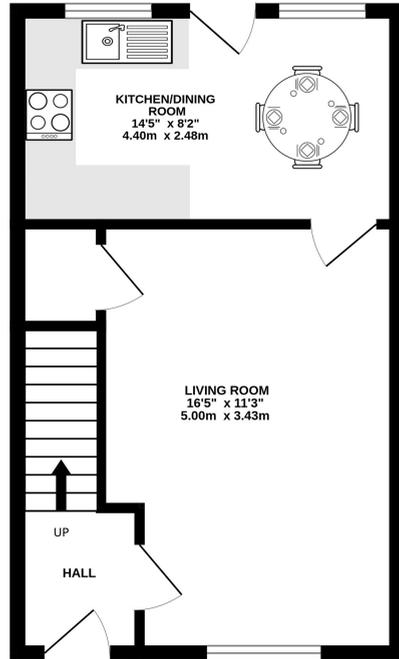
The property is not listed

## DIRECTIONS

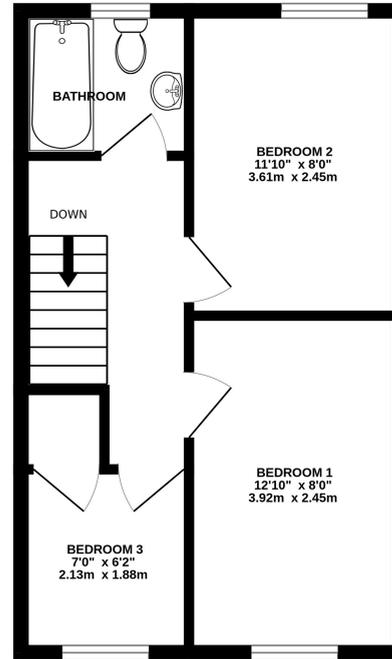
From Cockermouth take the A66 west towards Workington. Turn right over the river bridge and continue to uphill into the village. At the sharp bend continue straight, along Main Street and once past the village shop bear right at another bend, heading uphill towards the village school and Broughton Moor. Turn right into The Paddocks and park here in a residents carpark. Take a walkway on the right hand side down the fronts of the terrace and the property will be situated at the end.



GROUND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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[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>	63	81
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			