

PFK

22 Brigham Road, Cockermouth, Cumbria CA13 0AX

Guide Price: £320,000





PFK

LOCATION

Situated within the ever popular Moor area of Cockermouth, within only a short 10 minute walk to the town centre with its excellent range of major shops and services, including highly rated local primary and secondary schools, doctors, dental surgeries and leisure centre. Close to the town's Harris Park offering riverside walks, and with easy access to the A66 for the west coast employment centres and western Lake District.

PROPERTY DESCRIPTION

Nestled on the highly coveted Brigham Road, within just a stone's throw away from the bustling Cockermouth town center, lies number 22. This stunning three bedroom, semi-detached, property is beautifully presented, including new carpets and flooring throughout, and is equipped with all the modern conveniences essential for contemporary living. The interior living space is generously spacious and exudes a sense of family living, making it a truly desirable residence.

Internally the accommodation features a spacious lounge, versatile dining room/play room - that can also serve as a second reception/living area or as a downstairs bedroom, a recently renovated, extended kitchen with additional dining space, three generously sized, double bedrooms, and a sleek, modern family bathroom. The layout has been thoughtfully designed to maximise comfort and functionality, catering to the needs of a modern family. The attention to detail and quality of finishes throughout the property are clearly evident, creating a welcoming and stylish ambiance.

Beyond the interior, the property offers well-proportioned external space including generous off-road parking, a large garage at the end of the driveway (with the advantage of electric vehicle charging point) and well-maintained lawned gardens - the rear of the property boasts a substantial garden area with a charming patio, well maintained lush lawn and mature border, providing a serene outdoor retreat.

The rarity of finding such an expansive plot, situated in such a prime location close to town, makes this property a true gem. Given its sought-after address and exceptional features, an early viewing is highly recommended to avoid missing out on the opportunity to call this stunning property 'HOME'.

ACCOMMODATION

Entrance Hallway

1.78m x 4.38m (5' 10" x 14' 4") Accessed via newly fitted, sage green, composite front entrance door. A spacious and welcoming hallway providing access to ground floor accommodation. Karndean flooring and stairs to first floor accommodation.

Dining Room/Playroom/Second Reception Room

3.67m x 3.40m (12' 0" x 11' 2") Versatile room suitable for use as a formal dining room, playroom, second living room or could even be utilised as a ground floor bedroom if required. Large, front aspect window and neutral grey carpeting.

Living Room/Reception Room 1

4.20m x 3.60m (13' 9" x 11' 10") A well proportioned, light and airy reception room with beautiful, large bay window - with the benefit of bespoke window shutters. 'Heta' multi fuel stove set on slate hearth and neutral grey carpeting.

Kitchen/Dining Area - L Shaped

2.40m x 2.42m (7' 10" x 7' 11")
and
2.82m x 7.06m (9' 3" x 23' 2")

A superb, L-shaped, extended kitchen and dining area with large window to the rear elevation and large roof lantern allowing an abundance of natural light. There is ample space for a six person dining table and a breakfast peninsular provides an informal, alternative dining seating option. This room has the benefit of underfloor heating and sliding patio doors which provide access out to the rear garden and patio.

The kitchen is fitted with an excellent range of dove grey cabinetry including full-length, pull-out LeMans cupboard, with complementary quartz worktops and Belfast sink with chrome mixer tap. Built in 'Neff' appliances include slide and hide oven, combined microwave/grill/oven and 'Neff' extractor hob. Further integrated dishwasher, full size fridge, full size freezer, pull-out waste bin, Candy washing machine and Candy tumble dryer. Spot lighting, understairs storage cupboard, further large cupboard housing the boiler and Amtico parquet style flooring.

FIRST FLOOR

Landing

1.56m x 2.22m (5' 1" x 7' 3") With window to rear elevation.

Family Bathroom

2.36m x 2.25m (7' 9" x 7' 5") Beautiful, recently refurbished bathroom with floor to ceiling, neutral dove grey, porcelain tiling. Obscured window to rear aspect, chrome heated towel rail and three piece suite comprising bath with shower over and fitted shower screen, WC and wash hand basin with chrome mixer tap.

Principal Bedroom 1

3.89m x 3.24m (12' 9" x 10' 8") Large, bright, front aspect double bedroom with view to Brigham Road and three, built in, 'Sharps' wardrobes.

Bedroom 2

3.09m x 3.43m (10' 2" x 11' 3") Another good sized double bedroom (currently utilised as a nursery). Window to front aspect with view to Brigham Road.

Bedroom 3

5.55m x 2.89m (18' 3" x 9' 6") Exceptionally large, double bedroom with outlook over the rear garden.

EXTERNALLY

Private Driveway Parking

A private driveway at the front of the property provides off road parking for multiple vehicles and leads to:-

Garage

Situated at the end of the driveway. With up and over door, power supply and the advantage of an electric car charging point.

Gardens

The property occupies a substantial plot and sits within well maintained gardens. A lawned garden with established trees and shrubs flanks the driveway at the front and, to the rear, there is a well proportioned garden incorporating slate patio seating area with steps down to a large lawn with shrub border and newly erected, boundary fencing. The garden is a lovely outdoor space to enjoy al fresco dining and fabulous for children and pets.

ADDITIONAL INFORMATION

Tenure

Freehold.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

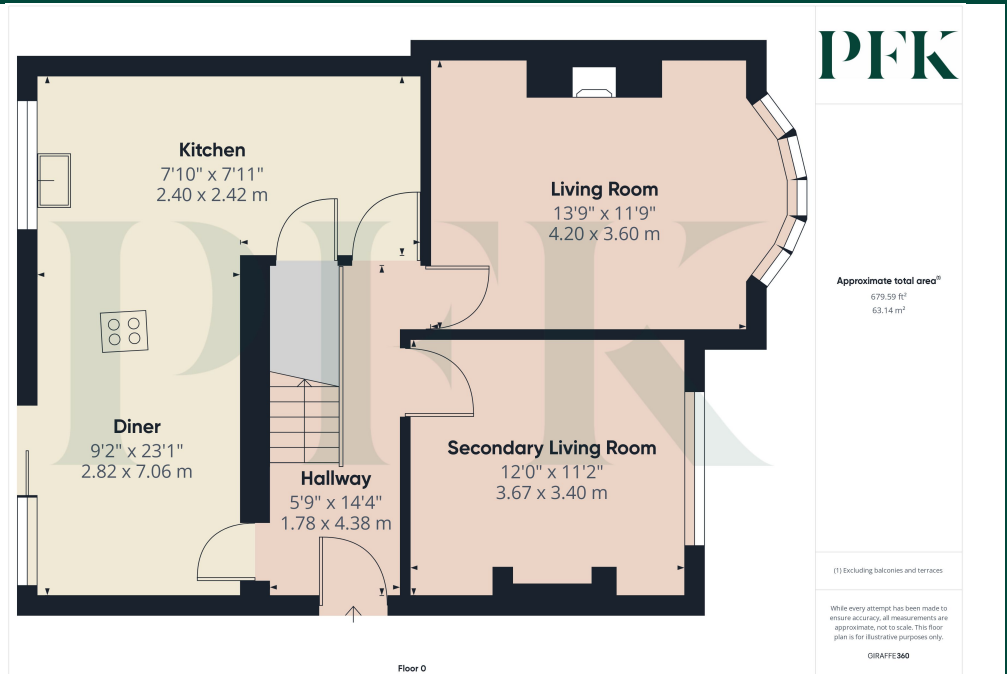
Mains gas, electricity, water and drainage. Gas central heating with 'Nest' thermostat and double panel radiators installed throughout. Double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Cokeremouth office, 01900 826205.

Directions: The property can be easily located on Brigham Road, by using What3words location [///sector.decanter.rationing](https://www.what3words.com/location/sector.decanter.rationing) or alternatively by using the postcode CA13 0AX.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		

