

# PFK

8 Brigham Road, Cockermouth, Cumbria CA13 0AX

Guide Price: £310,000





PRK

## LOCATION

Situated within the ever popular Moor area of Cockermouth, only a short 10 minute walk to the town centre with all of its 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 the western Lake District.

## PROPERTY DESCRIPTION

8 Brigham Road is an exceptional 3 bed period terraced home that seamlessly blends character features with contemporary design and sophisticated decor. With a complete renovation including a new roof, this beautiful property offers a deceiving amount of space, thanks to the rear kitchen extension, and must be seen to be fully appreciated.

This Victorian era property boasts high ceilings and plenty of natural light, together with quirky detailing and a deceptively spacious atmosphere. The accommodation briefly comprises entrance hallway, lounge, contemporary kitchen/dining extension to the rear, with high quality fixtures and fittings and French doors leading out to the garden. To the first floor there is a principal bedroom with bay window, a four piece family bathroom and to the the second floor there are a further two bedrooms.

Externally, a landscaped suntrap garden to the rear completes this attractive property, with onstreet parking available to the front.

Due to the location of the property in the ever popular Moor area of Cockermouth, interest is expected to be high and we would urge clients to call us to arrange a viewing and discuss further.

## ACCOMMODATION

### Entrance Porch

Accessed via a recently fitted composite Rockdoor. With feature panelling, tiled flooring and original door with decorative stained glass inserts leading into the hallway.

### Hallway

4.36m x 0.91m (14' 4" x 3' 0") With stairs to the first floor, exposed original floorboards and doors giving access to the ground floor rooms.

### Lounge

4.19m x 3.0m (13' 9" x 9' 10") An attractive front aspect reception room with bay window, original cornicings, architraves and skirtings, gas fire in a feature fireplace with wood surround and tiled hearth, and exposed original floorboards.

### Snug/Dining Space

4.72m x 3.11m (15' 6" x 10' 2") Feature, exposed sandstone fireplace with tiled hearth housing a gas fired stove (not currently in use), large understairs storage cupboard and Moduleo wood effect flooring. Open access leading into the kitchen.

## Kitchen

3.89m x 3.99m (12' 9" x 13' 1") The kitchen is formed from the extension to the property which was added by the current owners. Fitted with an attractive range of high spec wall and base units with complementary work surfacing and upstands, incorporating a white ceramic sink and drainer unit with mixer tap. Matching central island unit with storage and providing informal dining space for five, Smeg range cooker with gas hob, splashback and extractor over, integrated washer/dryer and dishwasher, space for large, full height fridge freezer. Wall mounted shelving, gas combi boiler, Moduleo wood effect flooring, spotlighting, French doors leading out to the rear patio area and four Velux windows allowing a lot of natural light into the room.

## FIRST FLOOR LANDING

4.0m x 0.96m (13' 1" x 3' 2") With stairs leading up to the second floor, doors to all first floor rooms and rear aspect window enjoying views over the town.

## Family Bathroom

4.13m x 1.99m (13' 7" x 6' 6") Fitted with a four piece suite comprising large walk in shower cubicle with mains shower, wash hand basin in vanity unit, WC and generous soaking tub. Part tiled walls and tile effect vinyl flooring, vertical heated chrome towel rail and obscured rear aspect window.

## Principal Bedroom

3.96m x 4.13m (13' 0" x 13' 7") An attractive, generous double bedroom with front aspect bay window, feature original fireplace, panelling to one wall, and built in, original storage cupboards.

## SECONDD FLOOR LANDING

2.65m x 1.43m (8' 8" x 4' 8") With doors to second floor rooms and rear aspect window providing views over the town towards the Lakeland fells.

## Bedroom 2

4.30m x 3.90m (14' 1" x 12' 10") Double bedroom with built in storage and Velux window.

## Bedroom 3

2.96m x 2.54m (9' 9" x 8' 4") With under eaves storage and Velux window.

## EXTERNALLY

### Gardens & Parking

To the front of the property, there is on street parking and a small, enclosed courtyard area laid to decorative chippings with a path leading to the front door. To the rear, there is an attractive walled garden, mainly laid to lawn with floral and perennial borders and trees. The rear garden benefits from external power point and water tap, useful shed and two patio areas, one positioned directly behind the house with a further raised area with feature pergola to the back of the garden.

Please note a right of way is in place over the neighbouring property to move refuse bins to the front for collection.

## ADDITIONAL INFORMATION

### Tenure & EPC

The tenure is freehold.

The EPC rating is D.

## 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 (Hive heating system) and recently installed 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.

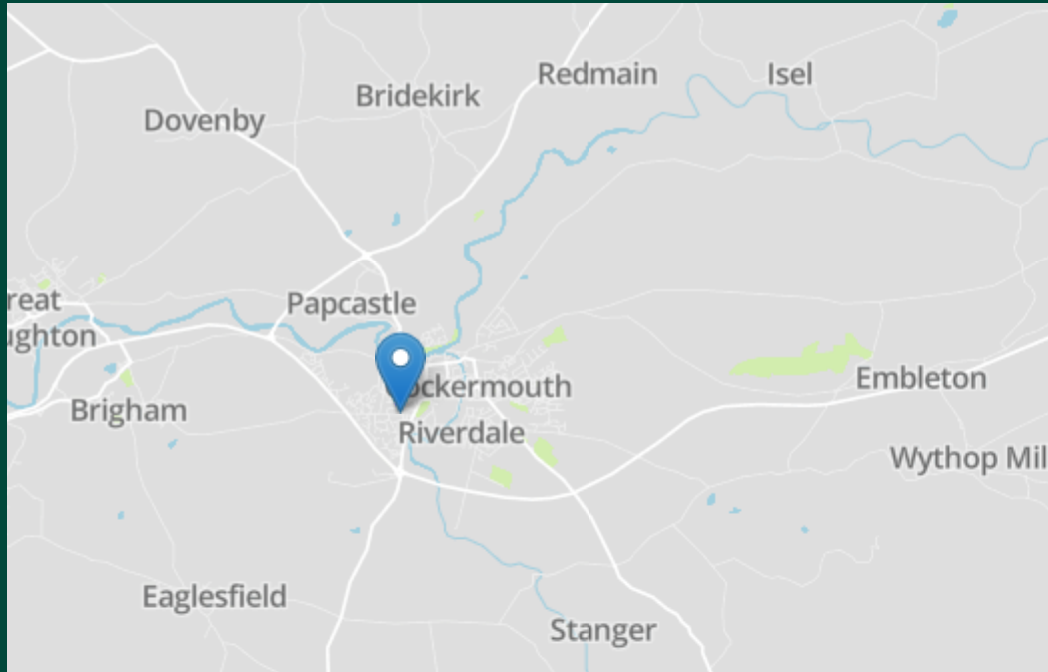
Please note all windows have recently been installed and all internal doors are original doors.

Council Tax: Band C

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be easily located on Brigham Road, by using what3words location [///kilt.shiny.bring](https://www.what3words.com/location/kilt.shiny.bring)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<small>EU Directive 2002/91/EC</small>		
<b>England, Scotland &amp; Wales</b>		

**Approximate total area<sup>(1)</sup>**  
1197.61 ft<sup>2</sup>  
111.26 m<sup>2</sup>

**Reduced headroom**  
44.69 ft<sup>2</sup>  
4.15 m<sup>2</sup>

Floor 1

Floor 2

**Floor 0**

Floor 0

(1) Excluding balconies and terraces

⚠ Reduced headroom (Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to your plan for illustrative purposes only.

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