



2 LADYWATH COTTAGES | BRIGHAM | CUMBRIA | CA13 0TT

PRICE £140,000





#### SUMMARY

We love this attractive traditional cottage style home which is well located between the village of Brigham and the hamlet of Broughton Cross. And now for sale with NO ONWARD CHAIN! The deceptively spacious property includes a lovely living room, a kitchen/dining room, a generous main bedroom with lovely views out over countryside, a second bedroom and a first floor bathroom. Sporting recently installed gas central heating the property also benefits from off road parking at the front and two useful stores at the rear with a courtyard style garden, great for storing bikes, kayaks and other outdoor or hobby equipment! what a great place to call home...

#### ENTRANCE

A part glazed composite front door leads into living room

#### LIVING ROOM

Double glazed window to front, chimney breast with electric fire, double radiator, door to stairs to first floor landing, door to kitchen

#### KITCHEN/DINING ROOM

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit, space for cooker, washing machine and fridge freezer, wall mounted combi boiler, double radiator, space for table and chairs, wood style flooring, double glazed window to rear, door to rear lobby

#### LOBBY

PVC door to yard, opening into a storage area, window to side and shelving

#### LANDING

Doors to rooms

#### BEDROOM 1

Double glazed window to front, built in double and single cupboard, double radiator

#### BEDROOM 2

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

#### BATHROOM

Double glazed window to rear, panel bath with shower attachment, pedestal hand wash basin, low level WC. Tiled areas, wood style flooring, chrome towel rail, extractor fan

#### EXTERNALLY

To the front is an area for parking off road, shared with neighbouring cottages. At the rear is a courtyard style garden with rear access gate, space for pots and plants, two useful stores for storing hobby equipment, bikes and/or kayaks.

#### ADDITIONAL INFORMATION

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

Branch Address:

58 Lowther Street

Whitehaven

CA28 7DP

01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

Services: Mains water, gas, electricity and (1/4 share) septic tank is connected

Fixtures & Fittings: Carpets

Non-listed

#### DIRECTIONS

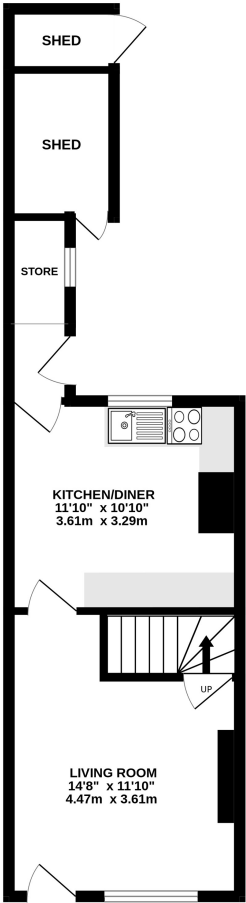
From Cockermouth take the A66 towards Workington and take the first left turn to Brigham. Pass the church and follow round the right hand bend, heading to Broughton Cross. The property will be located on the left hand side before reaching the school



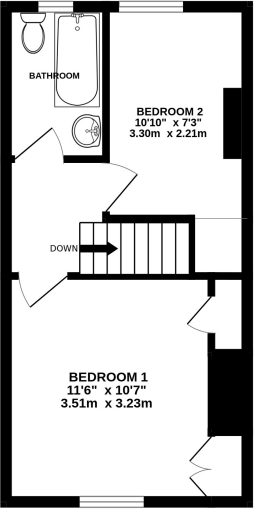




GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.6 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		89
(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>	70	89
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		