



1 SPRING CROFT CLOSE | BRIGHAM | COCKERMOUTH | CA13 0TH

PRICE £155,000



Lillingtons
Estate Agents



SUMMARY

Set in a small 'Private Road' development in the popular village of Brigham near Cockermouth, this end terrace property on Spring Croft Close will make an excellent first home or lock up and leave! Offered in great condition and with the benefit of no onward chain the accommodation includes an entrance porch, a lovely living room with space for a small dining table, a modern fitted kitchen, two decent bedrooms and a stylish first floor bathroom. There is a low maintenance garden to the rear, views over a green to the front and a handy covered parking space to the rear with additional general parking also available. These houses always sell fast when they come to the market so be quick and book that viewing in!

EPC band C

GROUND FLOOR ENTRANCE PORCH

A part glazed front door leads into porch with double glazed window to front, part glazed door to living room

LIVING/DINING ROOM

Double glazed window to front, wall mounted gas fire, double radiator, under stairs storage cupboard and recess, space for bistro table and chairs, painted floorboards, stairs to first floor, door to kitchen

KITCHEN

Double glazed window to rear, fitted range of base and wall mounted units with work surfaces, electric hob with oven and extractor, wall mounted combi boiler, space for washing machine and fridge freezer, double radiator, tiled flooring

FIRST FLOOR LANDING

Doors to rooms

BEDROOM 1

Double glazed window to front with an open view over green, radiator, two built in cupboards

BEDROOM 2

Double glazed window to rear, radiator

BATHROOM

Fitted in a modern suite to include a panel bath with electric shower unit, hand wash basin with cupboard under, low level WC. Tiling to two walls, radiator, double glazed window to rear, extractor fan



EXTERNALLY

The rear garden is low maintenance in nature with gravel beds and planted bushes. The property also benefits from a covered parking space located in an open sided barn at the rear.

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

Council Tax Band: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets

Broadband type & speed: Standard 5Mbps/Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates all providers have limited service indoors but all are ok outdoors.

Planning permission passed in the immediate area: None known

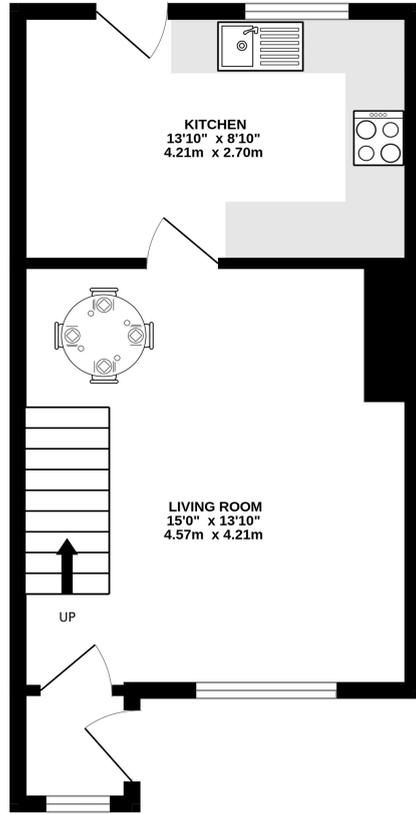
The property is not listed

DIRECTIONS

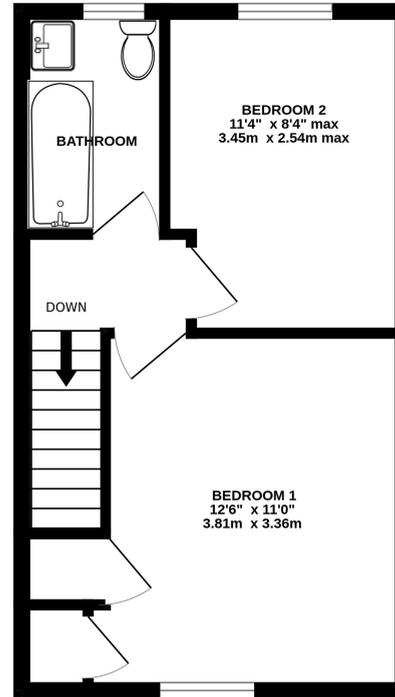
From Cockermouth take the A66 towards Workington and turn left to Brigham, passing the church and round the sharp right hand bend. After 200m turn left back on yourself posted Brigham and continue past the right hand turn to Lawson Garth. Take the next right and then turn right again into Hotchberry Road. Turn left into Spring Croft Close and the property will be found on the left hand side.



GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 657 sq.ft. (61.0 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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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			