

FOR SALE

Price Guide: £160,000



PFK

## 7 Cross Howe, Broughton Cross, Cockermouth CA13 0UU

- End terrace house
- Three bedrooms
- Popular village location
- Small private development
- No onward chain
- Off road parking & garden
- Tenure - freehold
- Council tax - Band B
- EPC rating - D

Cockermouth  
68, Main Street, Cockermouth, CA13 9LU

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## ABOUT THE PROPERTY

7 Cross Howe is a three bedroom, end terrace property, sat within a small, private development in the popular village of Broughton Cross, within just a short, five minute drive to Cockermouth.

The accommodation has a light and airy feeling with well proportioned rooms comprising lounge, dining kitchen, two double bedrooms - both with fitted wardrobes, a third single bedroom and family bathroom. Externally there are easy to maintain gardens to the front and rear and dedicated parking spaces for two cars in the courtyard to the front.

Now being sold with no onward chain and providing a fantastic opportunity for first time buyers, small families or even downsizers looking for an easy to maintain lock up and leave.

## LOCATION

Broughton Cross is a conveniently located village just off the A66 some 3 miles from Cockermouth, within catchment for both St Bridgets Primary in Brigham and Cockermouth Secondary. Its position provides excellent transport links to both the west coast employment centres and Carlisle, both of which are within commutable distance, and the delights of the Lake District National Park are within easy reach.



## ROOM DESCRIPTIONS

### ACCOMMODATION

#### Entrance Hallway

Accessed via uPVC entrance door with glazed inserts. Tiled floor, stairs to first floor accommodation and wooden door with glazed inserts to:-

#### Lounge

3.83m x 2.70m (12' 7" x 8' 10") Bright, front aspect, reception room with large window to front aspect, decorative coving, dado rail, feature granite hearth and surround (fireplace and chimney not in use), point for wall mounted TV and point for telephone/broadband. Wooden door with glazed inserts to:-

#### Dining Kitchen

4.94m x 2.95m (16' 2" x 9' 8") Rear aspect room fitted with good range of wall and base units in a Shaker style, cream finish with complementary tiled splash backs and wood effect counter tops incorporating stainless steel sink/drainage unit with mixer tap. Four-burner, counter top mounted, induction hob with stainless steel extractor over, electric combination oven/grill and space for freestanding fridge freezer. Pantry cupboard - with pull out shelves, wall mounted gas combi boiler, built in under stairs storage cupboard and uPVC door providing access to the rear garden. A breakfast bar provides informal dining space for two people.

### FIRST FLOOR

#### Landing

Wooden internal doors to all first floor rooms. Built in, shelved airing cupboard and access to loft space (via drop down hatch).

#### Bedroom 1

2.97m x 3.92m (9' 9" x 12' 10") Front aspect, double bedroom with TV point, built in storage cupboard and built in wardrobes with sliding, mirrored doors, hanging rail and shelving.

#### Bedroom 2

2.72m x 2.99m (8' 11" x 9' 10") Rear aspect, double bedroom with Velux skylight and built in wardrobe.

#### Bedroom 3

2.12m x 2.60m (6' 11" x 8' 6") Rear aspect, single bedroom.

#### Bathroom

1.79m x 1.87m (5' 10" x 6' 2") Fully tiled, side aspect bathroom with spotlighting, vertical, heated towel rail and three piece suite comprising corner shower cubicle fitted with power shower, and WC and wash hand basin in built in vanity units.

### EXTERNALLY

#### Parking

The property has the benefit of two designated parking spaces.

#### Garden

To the front of the property there is an easy to maintain garden area laid with decorative chippings and to the rear is a courtyard style garden with patio area. External water tap and gated access to the street.

### ADDITIONAL INFORMATION

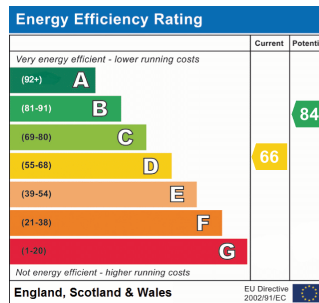
#### Referral & Other Payments

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 : Naphens 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.

## FLOORPLAN



EPC



## SALE DETAILS

### Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Viewing

Through our Cockermouth office, 01900 826205.

### Directions

Turn left off the A66 for Brigham and follow the old road past Brigham school to the hamlet of Broughton Cross. Take the left turn in the centre of the village and then turn right into Cross Howe - the property can be found on the right hand side.

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