

# PFK

11 High Brigham, Brigham, Cockermouth CA13 0TE

Guide Price: £269,950







## LOCATION

Situated within the popular village of Brigham, some two miles to the west of Cockermouth and offering easy access via the A66 to the western Lakes and west coast employment centres. Brigham benefits from an excellent primary school and falls within the catchment for the highly rated Cockermouth Secondary School.

## PROPERTY DESCRIPTION

11 High Brigham is an extended 4/5 bedroom semi detached, enjoying a social open plan ground floor layout that perfectly suits a growing family, with well proportioned rooms and secure gardens, all within the popular village of Brigham.

The property offers space in abundance with accommodation briefly comprising large lounge/diner with multi fuel stove, dining space for 8-10 and open plan access into the kitchen and conservatory to the ground floor. To the first floor there is an ensuite principal bedroom, two further doubles and two singles, and a three piece family bathroom.

Externally to the front is a gated driveway providing parking for up to three cars, lawned garden and integral garage. To the rear is a private garden with patio and raised lawn.

You will be hard pressed to find better value for such an amount of accommodation, don't miss out on this great family home.

## ACCOMMODATION

### Entrance Porch

Access via glazed UPVC front door with glazed side panels. With tiled flooring and UPVC door to hallway.

### Hallway

With stairs to first floor, doors to kitchen and lounge/diner, door to integral garage.

### Lounge/Diner

3.54m x 7.45m (11' 7" x 24' 5") A light and airy, dual aspect room with decorative coving, multifuel stove in recessed fireplace with black granite hearth and oak mantel, TV, telephone, broadband and Sky points. The dining area has space to accommodate an eight to ten person dining table, open plan access into the kitchen and sliding door leading into the conservatory.

### Kitchen

4.79m x 3.95m (max) (15' 9" x 13' 0") Fitted with a range of wall and base units in a light cream finish with complementary dark wood effect work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven and grill with four burner gas hob and stainless steel extractor over, plumbing for under counter dishwasher and point for freestanding fridge freezer. Built in understairs cupboard, tiled flooring, dual aspect windows and lockable internal door leading to the conservatory.

### Conservatory

2.89m x 5.23m (9' 6" x 17' 2") A rear aspect room with UPVC French doors giving access to the garden, wall mounted shelving and lighting, laminate flooring.

## FIRST FLOOR LANDING

Half landing giving access to the principal bedroom, ensuite shower room and bedroom 5/dressing room, with the main landing giving access to the remaining bedrooms and family bathroom.

### Principal Bedroom

5.68m x 2.90m (18' 8" x 9' 6") A front aspect double bedroom with loft hatch and TV point.

### Ensuite Shower Room

Fitted with three piece suite comprising shower cubicle with electric shower, WC and wash hand basin, part tiled walls and tiled flooring.

### Bedroom 5/Dressing Room

2.35m x 2.05m (7' 9" x 6' 9") A rear aspect single bedroom which would make an ideal home office, dressing room or nursery.

### Bedroom 2

3.32m x 3.93m (10' 11" x 12' 11") A front aspect double bedroom with built in storage cupboard.

### Bedroom 3

3.84m x 2.95m (12' 7" x 9' 8") A rear aspect double bedroom.

### Bedroom 4

2.74m x 2.57m (9' 0" x 8' 5") A front aspect single bedroom.

### Family Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin in vanity unit and WC, part panelled walls and obscured rear aspect window.

## EXTERNALLY

### Gardens and Parking

To the front of the property, there is a gated driveway providing offroad parking for two to three cars and a lawned garden with mature shrubbery and fence borders. Gated side access leads to the enclosed rear garden, which is laid to paving with steps leading up to a raised lawned area.

### Garage

2.90m x 5.64m (9' 6" x 18' 6") Integral single garage with up and over door, power and lighting. The garage is fitted with base units with dapple effect wood work surfacing over, points for utilities, and American style fridge.

## 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: Naphthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

## SALE DETAILS

Mains gas, electricity, water and drainage. Gas central heating and 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.

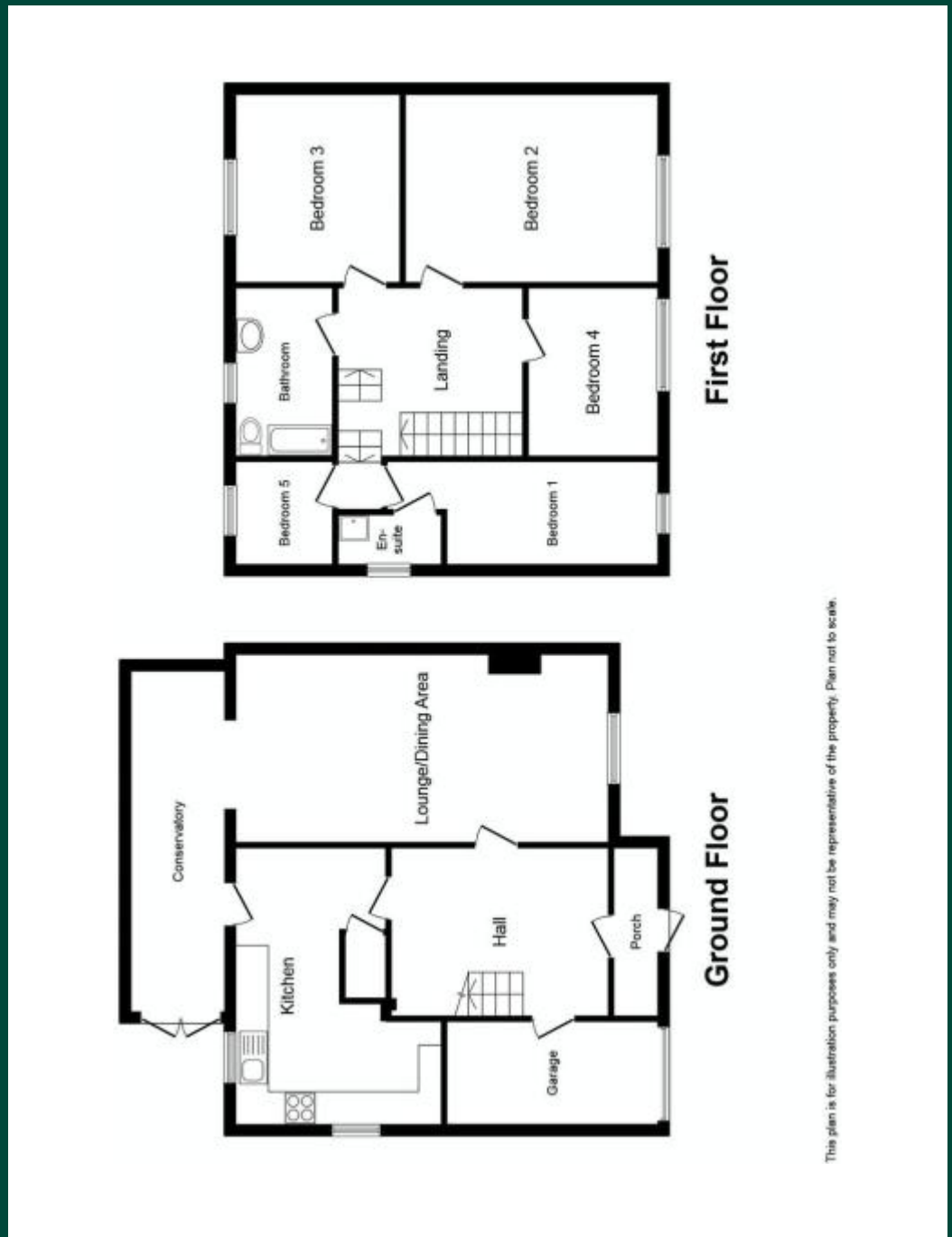
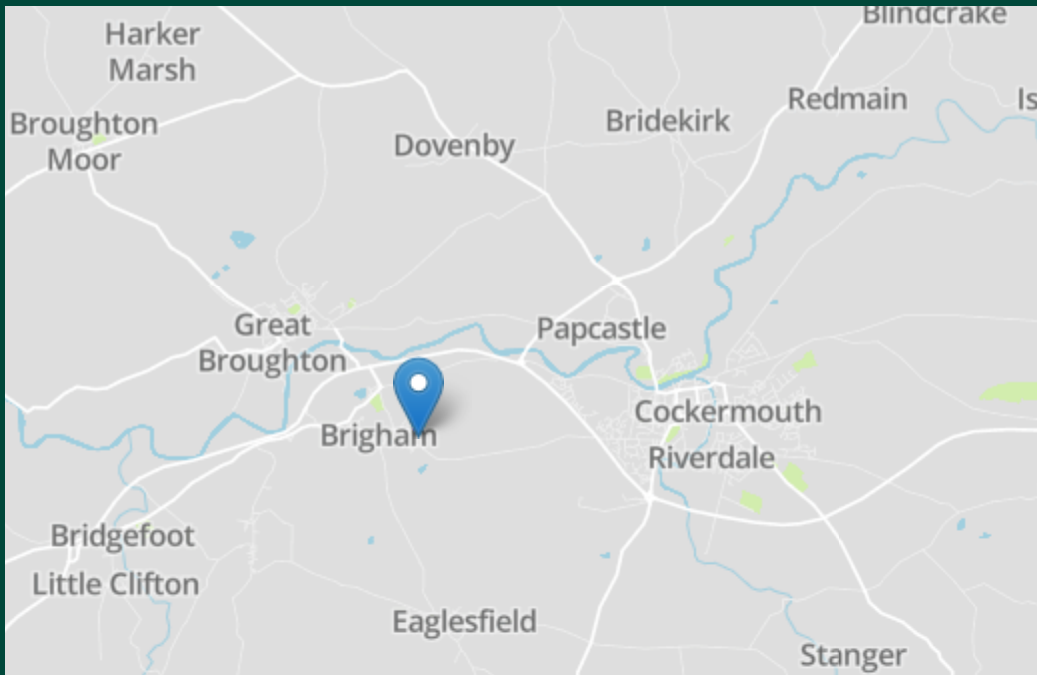
Council Tax: Band C

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From Cockermouth, take the A66 in a westerly direction. After approximately two miles, turn left signposted Brigham. Proceed into the village and after the sharp right hand bend, turn left. At the next T junction, turn left again and follow the road for approx. 400 yards, the property can be found on the right.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.