



1 BUTTERFIELD CLOSE | BRIGHAM | COCKERMOUTH | CUMBRIA | CA13 0ZR

PRICE £62,500





## SUMMARY

Representing a rare opportunity to get on the ladder and located in a lovely modern development in a sought after village, this shared ownership three bedroom semi detached home is a real treat. The 25% share is currently available for those from or living in Brigham village or the Parish of Brigham. The accommodation includes an entrance hall, ground floor WC, modern kitchen/breakfast room, living/dining room, three first floor bedrooms plus modern fitted shower room. There is a decent size enclosed garden to the rear plus a large driveway to the front. Fixed price for a 25% share. Extra shares can be purchased while buying. Information on eligibility available on request.

EPC band B

## GROUND FLOOR ENTRANCE HALL

Front door opens into a generous hall with doors to rooms, radiator, stairs to first floor, under stairs storage cupboard

## GROUND FLOOR WC

Double glazed window to front, Corner pedestal hand wash basin, low level WC, chrome towel rail, wood style flooring, extractor fan

## KITCHEN/BREAKFAST ROOM

Fitted in a stylish modern range of base and wall mounted units with work surfaces, single drainer sink unit with upstand, electric hob with oven and extractor fan, space for fridge freezer, washing machine and tumble dryer, double glazed window to front, breakfast bar unit, wood style flooring

## LIVING/DINING ROOM

Double glazed French doors to garden, further double glazed window to rear, radiator, space for dining table and chairs

## FIRST FLOOR

### LANDING

Double glazed window to side, doors to rooms, built in cupboard over stairs

### BEDROOM 1

Double glazed window to front, radiator

### BEDROOM 2

Double glazed window to rear, radiator

### BEDROOM 3

Double glazed window to rear, radiator

## BATHROOM

Double glazed window to front, panel bath with shower unit and screen, wall mounted hand wash basin, low level WC. Tiling to half wall height and splash areas, chrome towel rail, extractor fan, tile effect flooring

## EXTERNALLY

To the front of the property is a block paved drive for 2-3 vehicles with path to front door and side gate to rear garden. To the rear, the property enjoys a decent size enclosed garden with paved dining terrace, the rest laid with stone chippings to be low maintenance

## 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: B

Tenure: Leasehold: 125 years from 1st August 2019

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

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speed: Standard 3Mbps/Superfast 80Mbps

Known mobile reception issues: 3 Network has no service. Vodafone may have no data reception

Planning permission passed in the immediate area: None known

The property is not listed

Agents note: Occupancy restriction in place, becoming more inclusive over time. Speak to agent for more information.

Price is for 25% share although additional 10% share segments can be purchased whilst purchasing the property.

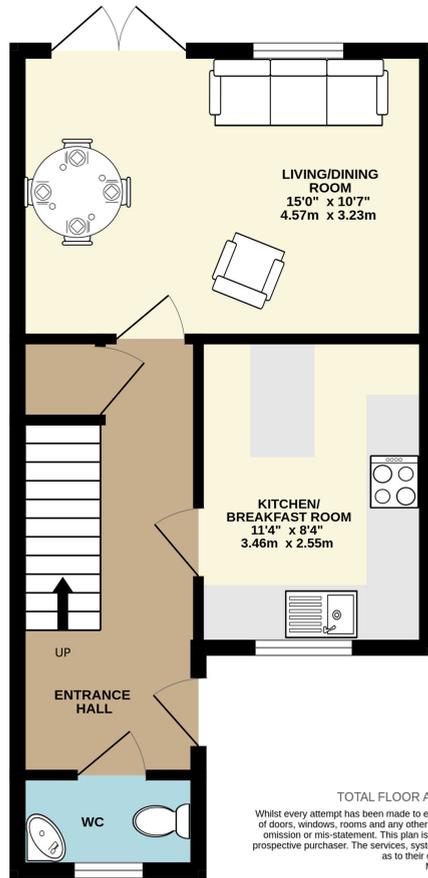
## DIRECTIONS

From Cockermouth take the A66 towards Workington turning left posted to Brigham. Pass the church and continue round the right hand bend towards Broughton Cross, then turning left back on yourself into Brigham. Pass the ex-council houses and turn right into Lawson Garth leading to Butterfields close where the property will be located on the left hand side.

What3words: upper.samplers.confetti



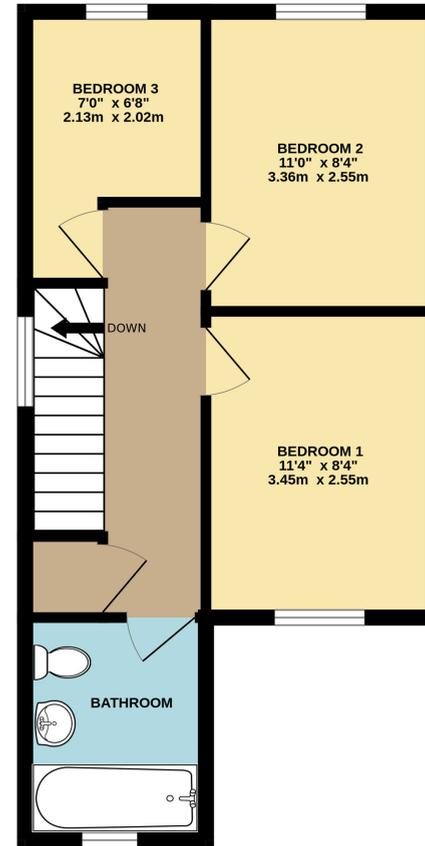
GROUND FLOOR  
384 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 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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1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



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.

[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		95
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			