



1 BALLAD CLOSE | COCKERMOUTH | CUMBRIA | CA13 0ZE

PRICE £235,000





SUMMARY

Wow, we're in love with this recently built three bedroom semi detached home, located in a small cul de sac of just 4 properties on the outskirts of Cockermouth. Offered in immaculate order the property includes an entrance hall and ground floor WC, a stylish open plan kitchen/dining room with a number of integrated appliances, a living room which runs across the back of the house, a main bedroom with en-suite shower room, two further bedrooms and a modern stylish bathroom. The rear garden is low maintenance in nature and to the front there is a large area of lawn and two parking spaces. A really great home in a super little location!

EPC band B

GROUND FLOOR ENTRANCE HALL

A double glazed PVC door leads into the entrance hall with doors to rooms, stairs to first floor, under stairs storage cupboard, radiator

GROUND FLOOR WC

Double glazed window to front, hidden cistern WC. Corner hand wash basin, radiator, extractor fan, tiled flooring

KITCHEN/DINING ROOM

Fitted in a stylish modern range of base and wall mounted units with work surfaces, single drainer sink unit, gas hob with oven and extractor, integrated fridge freezer, dishwasher and washer dryer, wall mounted combi boiler in cupboard unit, double glazed window to front, tiled flooring, double radiator, space for family table and chairs.

LIVING ROOM

Double glazed French doors to garden, double glazed window to rear, radiator

FIRST FLOOR LANDING

Doors to rooms, built in cupboard, access to loft space, radiator

BEDROOM 1

Double glazed window to rear, radiator, built in triple wardrobe, door to en-suite

EN-SUITE SHOWER ROOM

Fitted with double shower enclosure with twin head thermostatic shower unit, hand wash basin and hidden cistern WC. Chrome towel rail, extractor fan, tiled flooring

BEDROOM 2

Double glazed window to front, radiator

BEDROOM 3

Double glazed window to rear, radiator



BATHROOM

Double glazed window to front, panel bath with shower attachment and screen, hand wash basin and hidden cistern WC. Tiled splashback, chrome towel rail, tiled flooring, extractor fan

EXTERNALLY

The property occupies a corner plot in a small cul de sac, with a generous frontage laid to lawn and two inset parking spaces. A path leads to front door and side gate into the rear garden. The rear is a decent size and is enclosed with a patio area and the rest laid to gravel so it is 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: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, integrated fridge freezer, dishwasher and washer dryer

Broadband type & speed: Standard 15Mbps/ Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all providers have service outdoors. 3 has service inside but others have limited services indoors

Planning permission passed in the immediate area: None known

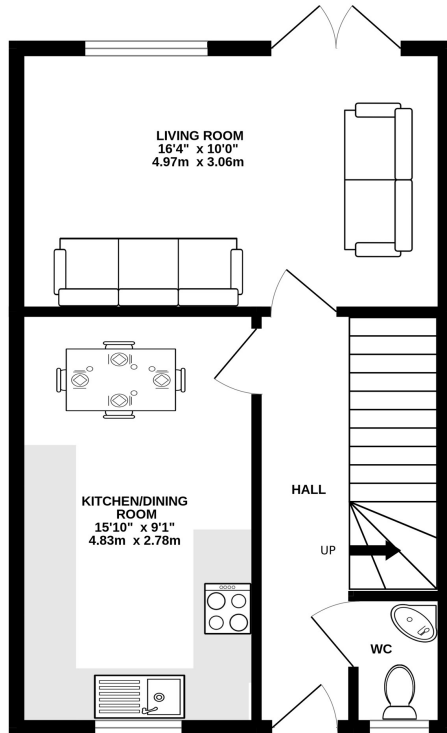
The property is not listed

DIRECTIONS

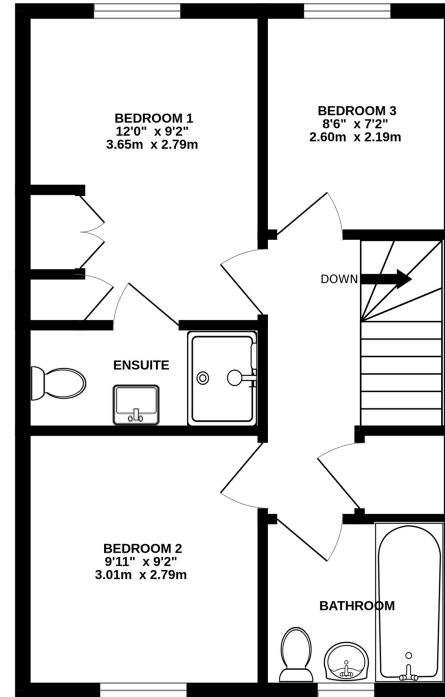
From the town centre head out towards Workington and the A66 passing The Trout Hotel, Aldi and The Lakes Home Centre. Before reaching the A66 roundabout turn left into The Laureattes Estate and then turn first right into Ballad Close. The property will be located in the top left hand corner.



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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