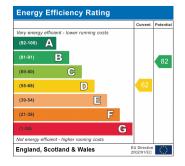


£700 PCM

1 ROACH COTTAGES | BRANTHWAITE | WORKINGTON | CA14 4TG



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.







SUMMARY

A deceptively spacious semi detached property in the popular village of Branthwaite which is offered unfurnished with immediate effect. The accommodation comprises entrance hall, kitchen/dining room, living room, rear porch, three bedrooms and bathroom. There is a low maintenance garden to the rear and parking for two cars. Available from 15th July 2024.

EPC Band D

GROUND FLOOR ENTRANCE HALL

Double glazed door leads into hall with doors to rooms, stairs to first floor, under stairs storage cupboard, double radiator.

KITCHEN/DINING ROOM

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splash back, electric hob with double oven, integral dishwasher, space for fridge/freezer, double glazed window to front, space for table CA28 7DP and chairs, double radiator.

LIVING ROOM

Spacious room with double glazed window to rear, door cockermouth@lillingtons-estates.co.uk leading to rear porch, stylish electric wall mounted fire, wood effect floor, double radiator.

REAR PORCH

Useful spacious porch with door onto garden & parking area, double glazed construction.

FIRST FLOOR LANDING

Doors to rooms, loft access

Double glazed window to rear, double radiator

BEDROOM 2

Double glazed window to front, double radiator

BEDROOM 3

Double glazed window to rear, double radiator

BATHROOM

Panel bath with thermostatic shower over, hand wash basin in corner unit with cupboards and work top, concealed cistern WC, wall cupboard housing combi boiler, towel rail, double glazed window to front.

EXTERNALLY OUTSIDE

To the front, steps lead up to front door. To the rear there is a parking area for two cars with access to a shillied rear garden area and access to rear porch.

From Cockermouth take the A5086 south towards Lamplugh and turn right for Dean. Proceed through the village, past the Royal Yew pub and at the crossroads turn left to Branthwaite. Enter the village where the property will be situated on the right hand side.

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street Whitehaven

Tel: 01900 828600

Council Tax Band: B



