



85 CHURCH MEADOWS | GREAT BROUGHTON | COCKERMOUTH | CA13 0LE

PRICE £130,000





SUMMARY

This modern mid terrace home on Church Meadows will make a fantastic first home for one lucky buyer. Well located for all the facilities in the village including pub, church, shop, school and bakery, the property is offered chain free and includes a generous living room, a modern fitted kitchen, two first floor bedrooms and a fitted bathroom. To the front there are two parking spaces and to the rear there is an enclosed garden with two patio terraces, enabling you to chase the sun through the day... A great property offered at a sensible price.

EPC band D

GROUND FLOOR ENTRANCE LOBBY

A part double glazed door leads into porch with opening into living room

LIVING ROOM

Double glazed window to front, radiator, gas fire with surround and hearth, coved ceiling, wood style flooring, door to kitchen

KITCHEN

A modern kitchen fitted with a range of base and wall mounted units with work surfaces, electric hob with oven and extractor, space for fridge freezer and washing machine, single drainer sink unit, double glazed window to rear, part double glazed door to garden, radiator, space for breakfast bar along one wall

LANDING

Modern style doors to all rooms, radiator, access to loft space

BEDROOM 1

A generous double bedroom with two double glazed windows to front, radiator, built in wardrobe with double doors, built in airing cupboard

BEDROOM 2

Double glazed window to rear, radiator

BATHROOM

Panel bath with shower attachment and electric shower unit, folding shower screen, pedestal hand wash basin, low level WC. Double glazed window to rear, radiator, extractor fan



EXTERNALLY

To the front of the property there is a tarmac drive for two cars to park side by side, path to front door. The rear garden is generous in size and includes two patio areas, one at the end of the garden and one by the rear door, the rest being laid to lawn and with an outside tap, a gate at end provides access across neighbours to get garden bins to the front of the property.

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: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speeds available: Standard 3Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to July 25' indicates EE/3 have good signal outside and variable indoors.

O2/Vodafone have variable signal outside and none indoors

Planning permission passed in the immediate area: None known

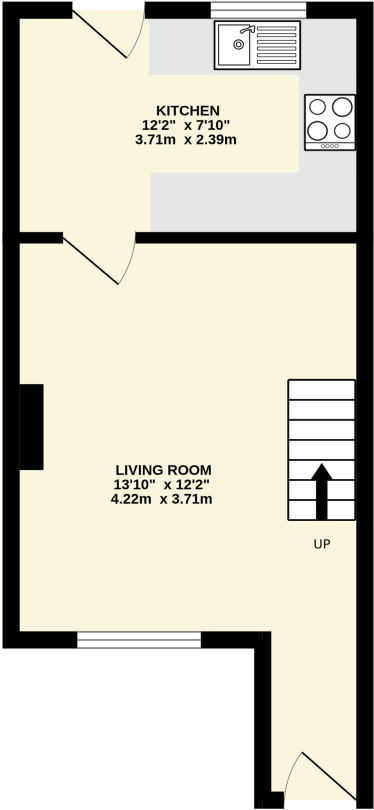
The property is not listed

DIRECTIONS

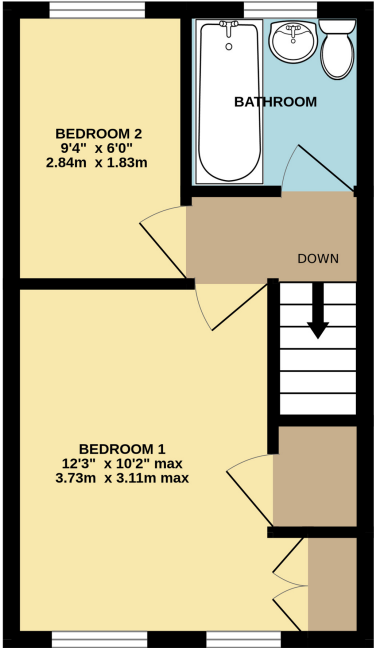
From Cockermouth take the A66 towards Workington and turn right to Great Broughton, crossing the river bridge. Proceed uphill to a sharp right hand bend, bearing right uphill towards Little Broughton and then turning left immediately into Ghyll Bank. At the top of the rise turn left into Church Meadows and follow the road round to the right. The property will then be located on the left hand side



GROUND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		