



2 LADYWATH COTTAGES | BRIGHAM | CUMBRIA | CA13 0TT

OFFERS OVER £125,000





SUMMARY

**** NO CHAIN**** We love this attractive traditional cottage style home which is well located between the village of Brigham and the hamlet of Broughton Cross. And now for sale with NO ONWARD CHAIN! The deceptively spacious property includes a lovely living room, a kitchen/dining room, a generous main bedroom with lovely views out over countryside, a second bedroom and a first floor bathroom. Sporting recently installed gas central heating the property also benefits from off road parking at the front and two useful stores at the rear with a courtyard style garden, great for storing bikes, kayaks and other outdoor or hobby equipment! what a great place to call home...

EPC band C

ENTRANCE

A part glazed composite front door leads into living room

LIVING ROOM

Double glazed window to front, chimney breast with electric fire, double radiator, door to stairs to first floor landing, door to kitchen

KITCHEN/DINING ROOM

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit, space for cooker, washing machine and fridge freezer, wall mounted combi boiler, double radiator, space for table and chairs, wood style flooring, double glazed window to rear, door to rear lobby

LOBBY

PVC door to yard, opening into a storage area, window to side and shelving

LANDING

Doors to rooms

BEDROOM 1

Double glazed window to front, built in double and single cupboard, double radiator

BEDROOM 2

Double glazed window to rear, built in cupboard over stairs, double radiator



BATHROOM

Double glazed window to rear, panel bath with shower attachment, pedestal hand wash basin, low level WC. Tiled areas, wood style flooring, chrome towel rail, extractor fan

EXTERNALLY

To the front is an area for parking off road, shared with neighbouring cottages. At the rear is a courtyard style garden with rear access gate, space for pots and plants, two useful stores for storing hobby equipment, bikes and/or kayaks.

ADDITIONAL INFORMATION

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

Branch Address:

58 Lowther Street

Whitehaven

CA28 7DP

01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

Services: Mains water, gas and electric are connected, Septic tank drainage (shared by 4 dwellings)

Fixtures & Fittings: Carpets

Broadband type & speeds available: Standard 3Mbps / Superfast 68Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates EE has good signal outside and indoors. Other networks have good signal outdoors but limited service indoors

Planning permission passed in the immediate area: None known

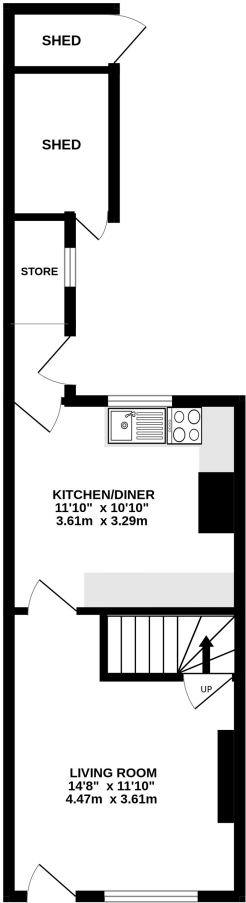
The property is not listed

DIRECTIONS

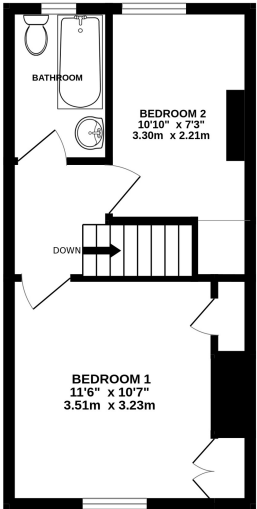
From Cockermouth take the A66 towards Workington and take the first left turn to Brigham. Pass the church and follow round the right hand bend, heading to Broughton Cross. The property will be located on the left hand side before reaching the school



GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.6 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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