



1 STATION VIEW | BROUGHTON CROSS | COCKERMOUTH | CA13 0TY

PRICE £140,000





SUMMARY

This semi detached cottage in Broughton Cross near Cockermouth benefits from a single garage located at the front, making this a rather unique two bedroom home! Offered chain free the property includes a generous living room, a separate dining room, a kitchen/breakfast room, a generous ground floor shower room and then two first floor bedrooms. There is additional parking at the front in a shared courtyard in addition to the garage and to the rear there is a courtyard with two useful outhouses. A great buy for the money!

EPC band TBC

GROUND FLOOR ENTRANCE

A part glazed front door leads into the living room

LIVING ROOM

Double glazed window to front, open fireplace double radiator, opening into dining room

DINING ROOM

Double glazed window to side, under stairs storage cupboard, double radiator, space for family table and chairs, three steps leading up into kitchen

KITCHEN/BREAKFAST ROOM

Double glazed window to rear, fitted base and wall cupboards with work surfaces, single drainer sink unit with tiled splashbacks, space for washing machine cooker and fridge, space for table and chairs, double radiator, door to stairs leading up to first floor, door to shower room, wood style flooring, part double glazed PVC door to rear

FIRST FLOOR LANDING

Doors to rooms

BEDROOM 1

Double glazed window to front, double radiator, built in cupboard housing combi boiler

BEDROOM 2

Double glazed window to side, double radiator



EXTERNALLY

To the front of the property is an open courtyard shared between the two houses and providing off road parking for both. Gates to an adjacent side open into a garage plot with a single garage. Storage area to perimeter.

To the rear there is a small courtyard area with an access path and gate onto the street. Two useful outhouses for storage.

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

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

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates O2 has service but all other providers have limited service indoors. All have signal outdoors

Planning permission passed in the immediate area: None known

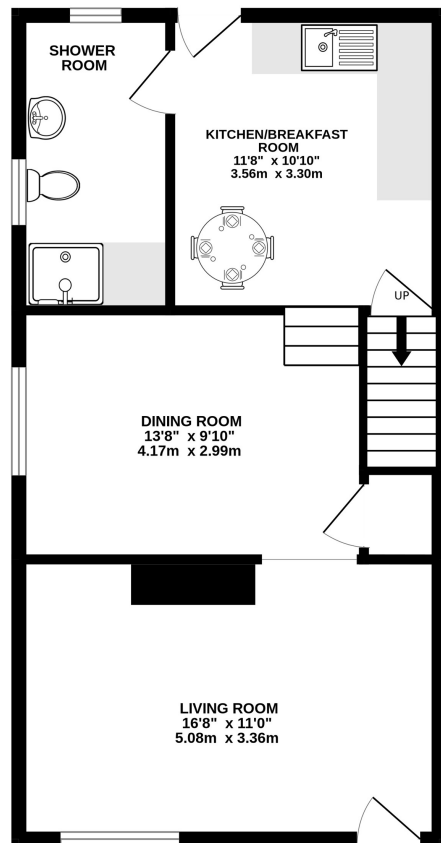
The property is not listed

DIRECTIONS

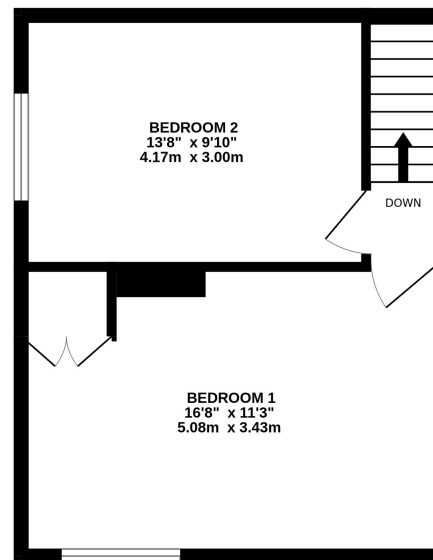
From Cockermouth take the A66 towards Workington and turn left to Brigham passing the church. Follow the road round the sharp right hand bend and continue into Broughton Cross where the property will be located on the right hand side before reaching the top of the brow.



GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 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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