
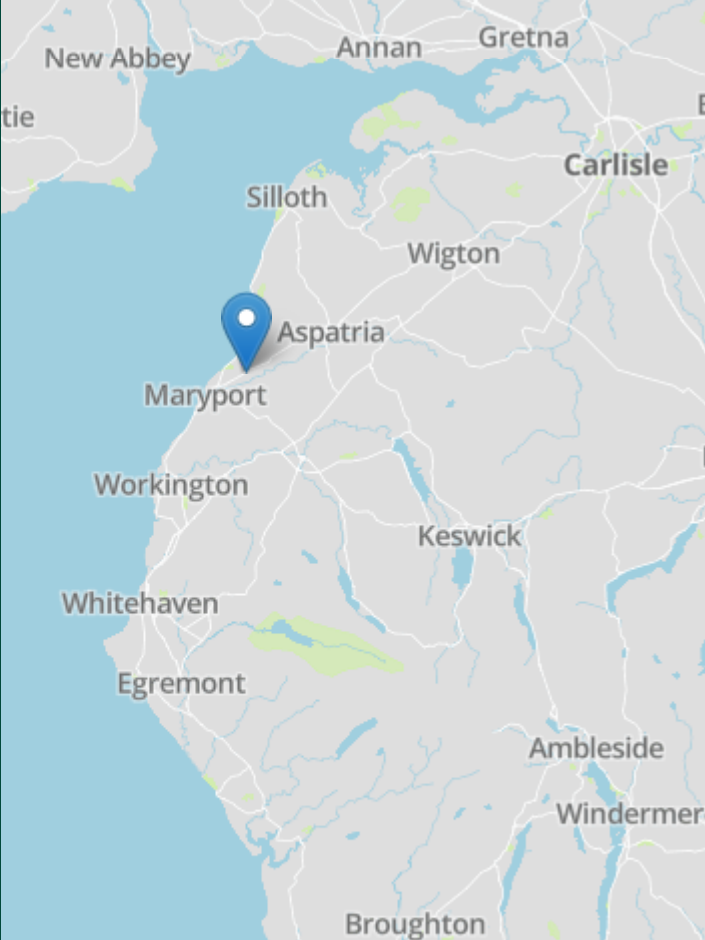
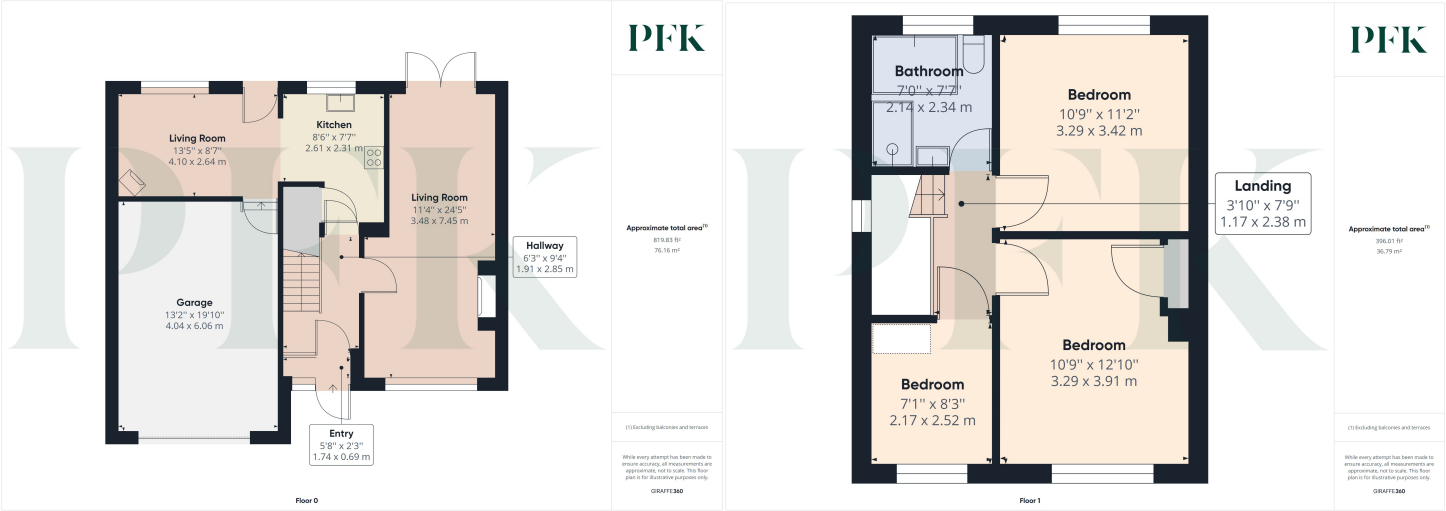


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>	68	82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



PFK

Price Guide: £190,000



21 Garborough Close, Crosby, Maryport, Cumbria, CA15 6RY

- 3 Bed semi detached
- Enclosed garden
- Tenure - freehold
- Walkable distance to Primary School

- 2 Reception rooms
- Integral garage
- Council tax - Band B
- Commutable to nearby employment centres

- Ideal family home
- Generous parking
- EPC rating - D
- Larger than average garage

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Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

Crosby is located on the main A596 Workington to Carlisle road, offering easy access to local employment centres and the western Lake District National Park. The village itself benefits from a highly rated primary school and local village pub.

PROPERTY DESCRIPTION

A spacious, semi detached property comprising three bedrooms & two reception rooms, situated on a sought-after residential estate in the village of Crosby.

Occupying a fantastic position on the estate, within just a few minutes' walk to the primary school, this property is sure to be popular with young or growing families. Accommodation briefly comprises on the ground floor: entrance porch, hallway, open plan living/dining room and a spacious kitchen/family room with log burning stove. To the first floor are three bedrooms and a family bathroom. Externally the property benefits from driveway parking for multiple vehicles - large enough to house a large camper van/caravan if desired, integral garage and lawned garden flanking the driveway to the front. To the rear of the property is a good sized, fully secure garden which has been laid with artificial grass for ease of maintenance.

Prospective purchaser(s) could consider the opportunity of extending this property, whether it be above the garage or extending to provide a conservatory at the rear, which would then create a highly spacious, forever home.

ACCOMMODATION

**Entrance Porch**  
1.7m x 0.6m (5' 7" x 2' 0") Accessed via glazed, uPVC entrance door. Further internal door providing access to:-

**Hallway**  
1.9m x 2.8m (6' 3" x 9' 2") Doors to ground floor rooms and stairs to first floor accommodation.

**Open Plan Lounge/Dining Room**  
3.48m x 7.45m (11' 5" x 24' 5") A bright, generously proportioned, dual aspect, reception room, running from front to back of the house, with window to front aspect and patio doors at the rear providing access to the rear garden. Gas fire set in neutral hearth and surround. Although now currently used only as a lounge, there is ample space for a six person dining table if desired.

**Kitchen/Family Room**  
Kitchen Area 2.6m x 2.3m (8' 6" x 7' 7")  
A rear aspect kitchen fitted with range of matching, wood effect, wall and base units with contrasting work surfacing and splash backs, and stainless steel sink/drainers unit with mixer tap. Built in Hotpoint double oven with built in microwave above, separate hob with extractor fan over, integrated dishwasher and space for fridge freezer. Larder storage cupboard and opening through to:-  
Family/Living Area 4.1m x 2.6m (13' 5" x 8' 6")  
Currently used as living space but could be used for dining purposes if preferred. Window to rear aspect, log burning stove, door providing access to the rear garden and further door to the integral garage.

FIRST FLOOR

**Landing**  
1.1m x 2.3m (3' 7" x 7' 7") With window to side aspect.

**Bedroom 1**  
3.2m x 3.9m (10' 6" x 12' 10") Front aspect, double bedroom with built in storage cupboard. Large, mirrored wardrobes currently in situ which may be available for sale as a separate negotiation.

**Bedroom 2**  
3.2m x 3.4m (10' 6" x 11' 2") Rear aspect, double/twin bedroom.

**Bedroom 3**  
2.1m x 2.5m (6' 11" x 8' 2") Front aspect, single bedroom.

**Family Bathroom**  
2.1m x 2.3m (6' 11" x 7' 7") With obscured window to rear aspect and fitted with four piece suite comprising corner bath, shower cubicle, wash hand basin and WC.

EXTERNALLY

**Parking**  
Gated access to a substantial, private, gravelled driveway/parking area situated at the front of the property which provides ample space for multiple vehicles or even a caravan/camper van.

**Integral Garage**  
4.0m x 6.0m (13' 1" x 19' 8") A larger than average, garage (currently used for storage purposes). Up and over door, power and light.

**Garden**  
A lawned garden with flower borders flanks the driveway to the front of the property. Gated side access to an enclosed, secure rear garden, mainly laid with artificial grass for ease of maintenance - a perfect family or entertaining outdoor space especially for those with children and/or pets.

ADDITIONAL INFORMATION

**Referral & Other Payments**  
PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

**SALE DETAILS**  
**Services:** Mains electricity, gas, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

**Viewing:** Through our Cockermouth office, 01900 826205.

**Directions:** Number 21 can easily be found on the estate, close to the primary school. Otherwise by using what3words location [///alas.mule.shifters](https://www.what3words.com/)

