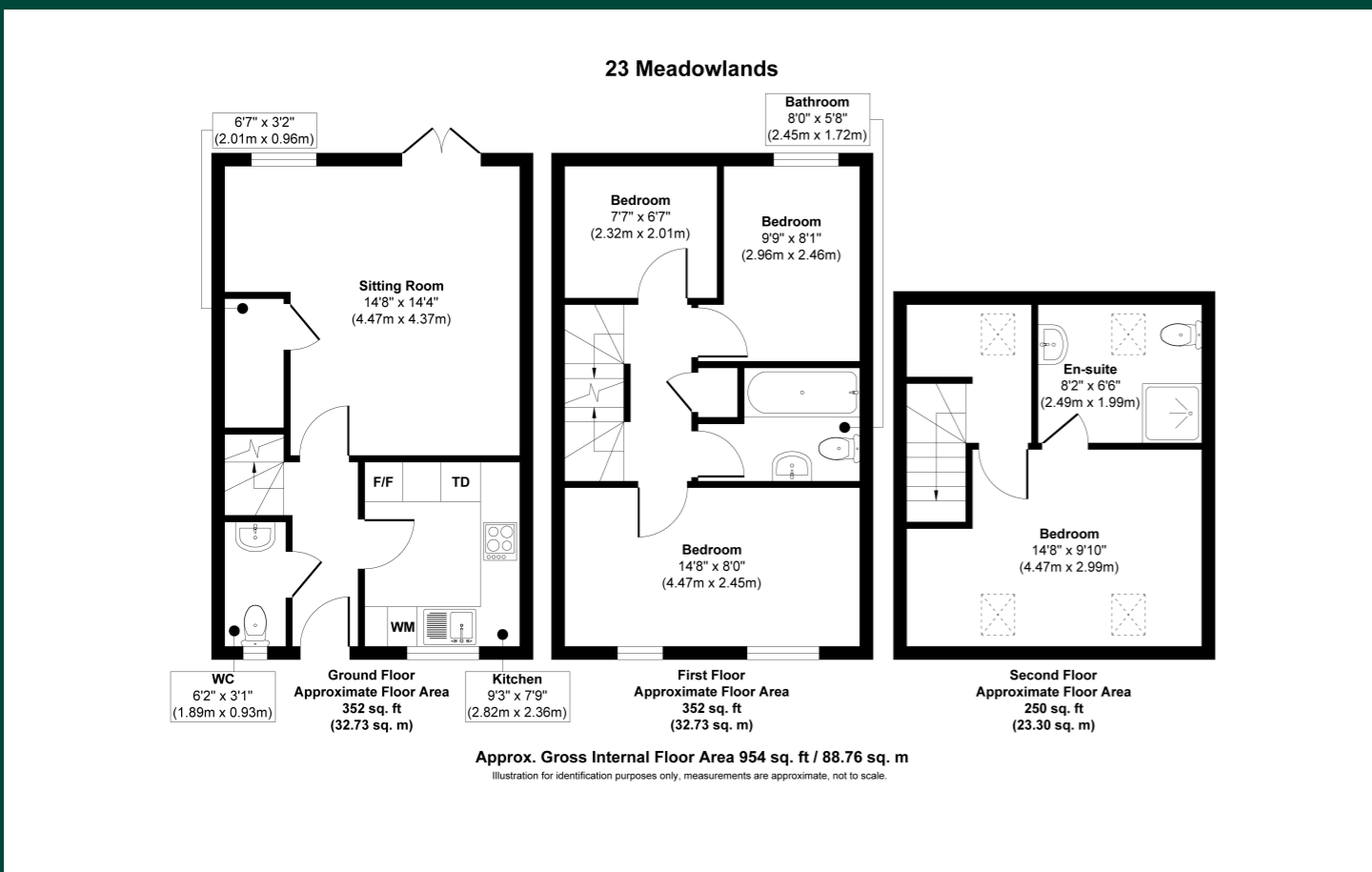


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	80	91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



23 Meadowlands, Broughton Moor, Maryport, Cumbria, CA15 7EB

- Four bed mid terrace
- South facing garden
- Tenure: freehold
- Lounge/dining room
- Great young family home
- EPC rating C
- Ensuite & family bathroom
- Council Tax: Band B

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LOCATION

Broughton Moor is situated approximately two miles north of Great Broughton and five miles north west of Cockermouth. The Solway coast is just two miles away and the Lake District National Park is also within just a short drive.

PROPERTY DESCRIPTION

23 Meadowlands is an immaculate four bed, two bath mid terrace, arranged over three floors and providing ample space for a young family.

Situated in a quiet cul-de-sac on a private estate in the village of Broughton Moor, and in a beautiful move in condition, the accommodation comprises lounge/dining room with French doors to the garden, contemporary kitchen with integrated appliances, principal bedroom with ensuite shower room, three further well proportioned bedrooms, and a newly installed family bathroom.

Externally there is offroad parking to the front for two cars, and to the rear an easy to maintain, enclosed private garden, south facing and laid to artificial lawn.

ACCOMMODATION

Entrance Hall

Accessed via a part glazed composite front door. With stairs to the first floor, laminate flooring and doors giving access to all ground floor rooms.

Cloakroom/WC

Fitted with WC and wash hand basin with tiled splashback.

Lounge/Dining Room

4.37m x 4.46m (14' 4" x 14' 8") A rear aspect room with UPVC doors giving access out to the garden. With built in understairs storage cupboard, laminate flooring and TV, telephone and broadband points.

Kitchen

2.35m x 2.82m (7' 9" x 9' 3") A front aspect room, fitted with a range of wall and base units in a high gloss cream finish, with complementary wood effect, butcher block style work surfacing and upstands, incorporating 1.5 bowl sink and drainer unit with mixer tap. Integrated electric combination oven/grill with four burner gas hob with stainless steel splashback and extractor over, plumbing for under counter washing machine and dryer and space for freestanding fridge freezer. Tiled splashbacks and cupboard containing wall mounted gas boiler.

FIRST FLOOR LANDING

With stairs to the second floor, built in airing cupboard housing the hot water cylinder and doors leading to all first floor rooms.

Bedroom 4

2.01m x 2.32m (6' 7" x 7' 7") A rear aspect single bedroom with point for wall mounted TV.

Bedroom 3

2.93m x 2.05m (9' 7" x 6' 9") A rear aspect, large single bedroom with point for wall mounted TV.

Family Bathroom

2.46m x 1.71m (8' 1" x 5' 7") Fitted with a recently installed three piece suite comprising bath with mains shower and additional hand held attachment over and crittall style shower screen, WC and wash hand basin set in built in vanity unit, part tiled walls.

Bedroom 2

2.52m x 4.46m (max) (8' 3" x 14' 8") A front aspect double bedroom with point for wall mounted TV.

SECOND FLOOR LANDING

With built in under eaves storage cupboard, radiator, rear aspect Velux skylight and door to bedroom 1.

Bedroom 1

4.47m x 2.91m (14' 8" x 9' 7") A front aspect double bedroom with Velux skylights, built in under eaves storage and point for wall mounted TV.

Ensuite Shower Room

1.96m x 2.47m (6' 5" x 8' 1") Fitted with a three piece suite comprising corner, walk in shower cubicle with mains shower, WC and wash hand basin, tiled splashbacks.

EXTERNALLY

Gardens and Parking

To the front, there is offroad parking for two cars on the tarmac driveway and to the rear, there is an enclosed garden laid to Astroturf with fenced borders and storage sheds.

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 2023 was £222.00; 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 gas, electricity, 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: From PFK offices in Cockermouth, take the A5086 to the large roundabout. Take the second exit on to the A594 then after approximately three and a half miles, turn left signposted Broughton Moor. Proceed for approximately one mile into the village, turn right at the crossroads and then take the next left into Meadowlands.

