



20 FOXHOLLOW CLOSE | BROUGHTON MOOR | MARYPORT | CA15 7RP

PRICE £136,000





SUMMARY

This recently built semi detached property will make a fantastic first home and is being offered under a Discount Market Sale scheme. This attractive home is located on the outskirts of Broughton Moor with the pub and Indian take-away within walking distance and the facilities in Dearham and Cockermouth a short drive away. The light and airy living room is large enough for a table plus corner sofa and has an open outlook, the kitchen/breakfast room is fitted in stylish modern units and has French doors leading out to the garden, there is a handy ground floor WC and to the first floor there are two bedrooms each with wardrobe space plus a shower room with a cupboard housing washing machine (how very American!) Outside the good stuff continues with a lengthy drive to the side and access to a surprisingly generous rear garden which is enclosed, laid to lawn and has shed plus patio terrace. A really great house for the money and one sure to attract interest under this discounted sale scheme...

EPC band B

GROUND FLOOR ENTRANCE HALL

A composite front door opens into hall with stairs to first floor, radiator and door into living room

LIVING ROOM

A light and airy living room with space for corner sofa plus four seater dining table. Double glazed window to front, under stairs storage cupboard, double radiator, door into kitchen

KITCHEN/BREAKFAST ROOM

Double glazed window to rear and double glazed French doors into garden, fitted range of base and wall mounted units with work surfaces, gas hob with extractor and oven, space for dishwasher and fridge freezer, single drainer sink unit, combi boiler in cupboard unit, space for bistro table, wood style flooring, door to WC

GROUND FLOOR WC

Low level WC, wall mounted hand wash basin, extractor fan

FIRST FLOOR LANDING

Doors to rooms, access to loft space, radiator

BEDROOM 1

Double glazed window to front with a pleasant open outlook, built in wardrobes along one wall with sliding doors, double radiator

BEDROOM 2

Double glazed window to rear, double radiator, built in recess for wardrobes

SHOWER ROOM

Fitted with double width shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Double glazed window to rear, extractor fan, towel rail, cupboard with space and plumbing for washing machine and with worktop over

EXTERNALLY

The property sits in a small side cul de sac with an undeveloped area opposite used for surface water drainage which provides an open outlook. To the side a lengthy drive provides off road parking with gate into rear garden. Open front garden laid to lawn with path to front door. The rear garden is generous in size and is enclosed by fencing with lawn, twin patio areas and garden shed.

AGENTS NOTE

The property will be sold under a Discount Market Sale scheme at 80% market value. Buyers must fit certain criteria and be approved by the local authority prior to purchase. For more details please contact the branch

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, oven hob and extractor

Broadband type & speeds available: Standard 4Mbps / Superfast 80Mbps / Ultrafast 1800Mbps

Mobile reception: Data retrieved from Ofcom dating back to July 25' indicates All providers have signal outside but all have variable service indoors

Planning permission passed in the immediate area: None known

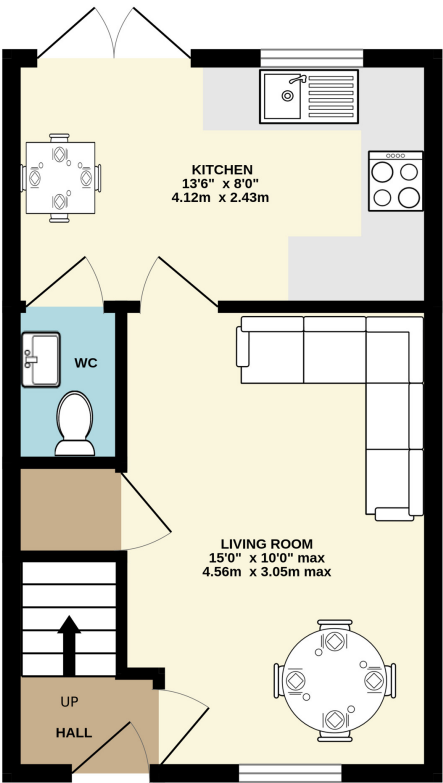
The property is not listed but is subject to a local occupancy clause. Buyers must be approved by the council. For more information contact selling agent.

DIRECTIONS

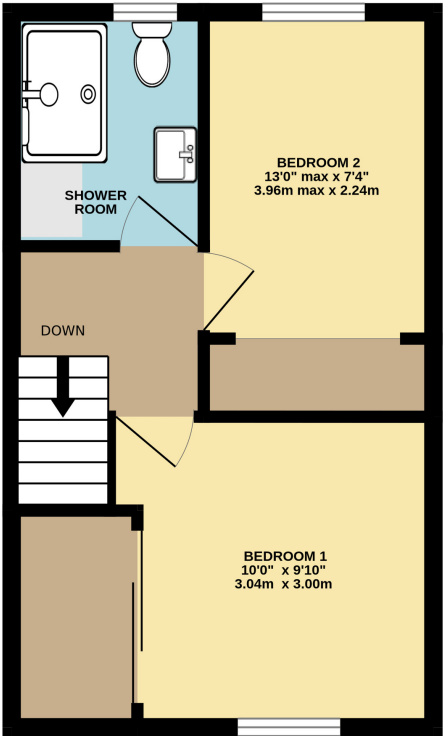
From Cockermouth take the A594 towards Maryport, passing through Dovenby. At the crossroads in Dearham turn left into Craika Road and follow this out of the village to Broughton Moor. Turn left into the modern estate just as you enter the village and take the cul de sac on the right which leads to the property.



GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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 | | 98 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |