



# GRISDALES

PROPERTY SERVICES



## Little Moor Cottages 2 Moor Road, Great Broughton, CA13 0YT

**Offers Around £95,000**

AS CUTE AS A BUTTON!!

We love this – with all its character and charm! The beams in the bedroom are fascinating!

It's a super one-bedroomed cottage with a sitting room with wood wood-burning stove and a tiny yet practical kitchen on the ground floor and a bedroom with mezzanine level and shower room on the first floor. There's a paved area at the front along with gas heating and double glazing. It would make a fantastic FIRST TIME BUYERS' home or an INVESTMENT property.

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

Helping you find your perfect new home...

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## THINGS YOU NEED TO KNOW

Gas central heating;  
Double glazing.

## ENTRANCE



The property is accessed via a uPVC door with a frosted glazing centre panel and that leads into:

## SITTING ROOM

11'7" x 10'4" (3.55 x 3.16)



A cosy room with wood burning stove on slate hearth, wall lights, telephone and television points and window overlooking the front. Combination of natural wood and tiled floors. Door leading into:

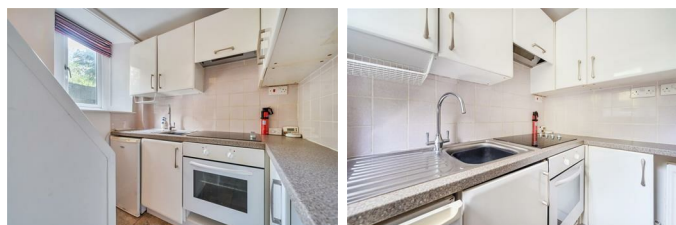
## INNER LOBBY



With understairs alcove with plumbing for washing machine, tiled floor and opening into:

## KITCHEN

6'3" x 5'7" (1.93 x 1.71)



Fitted with a range of base and wall units in white with chrome handles and laminate worktop over and ceramic tiled splash-back. Kitchen includes integrated electric oven with 4-ring hob over and extractor fan, stainless steel sink with mixer tap and space for fridge, spotlighting and window to the rear.

## STAIRCASE

Staircase (with low head height) leads to a half landing level and then to:

## FIRST FLOOR LANDING LEVEL

Oak veneer doors lead to the bathroom and bedroom.

## BEDROOM ONE

10'5" x 9'7" + mezzanine (3.18 x 2.94 + mezzanine)



A double room with window overlooking the front, vaulted ceiling with mezzanine level above and natural ceiling beams, spotlights. The chrome flue from the stove below runs through this room which will help to heat it.

## SHOWER ROOM

7'8" x 5'4" (2.34 x 1.64)



Fitted with low level WC, pedestal wash basin with splash-back and shelf and mirror etc. Walk-in shower, fully tiled throughout with wall mounted chrome shower and attachments and folding door in chrome frame. Frosted window to the rear and slate sill with natural timber beam above. Chrome ladder style radiator, tiled floor, spot lights and extractor fan. Cupboard housing gas central heating boiler.

## EXTERNALLY



There's a courtyard garden to the front with a paved path to the front door.

## DIRECTIONS



From Cockermouth take the A66 towards Workington. At

Great Broughton turn right, proceed over the bridge, into the village and continue signposted to Broughton Moor. Little Moor Cottage is located on Moor Road on the right hand side just past the turning for The Paddocks.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band A.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977.

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

## SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy

without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

## **MORTGAGE ADVICE BUREAU**

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property.

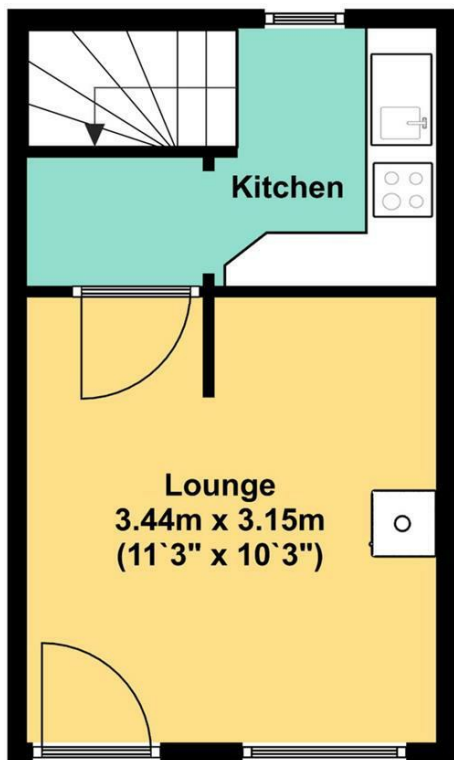
Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

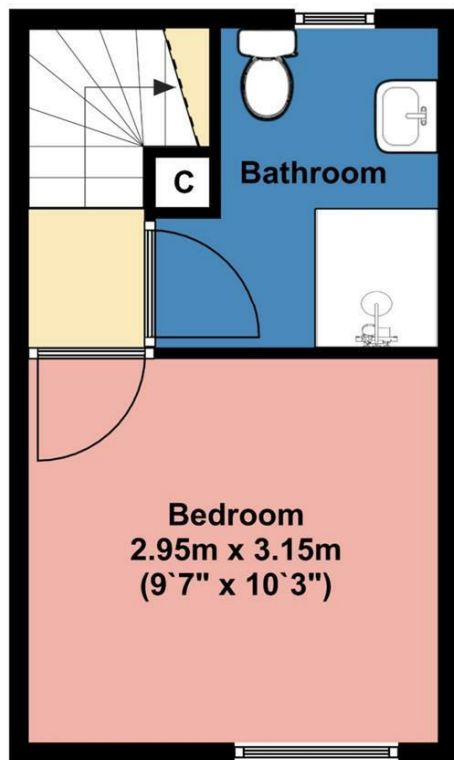
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

To find out how we can help you realise your dreams, just call your nearest Grisdales office.

Floor Plan



**Ground Floor**  
Approx 18.00 Sq meters (194.00 Sq feet).

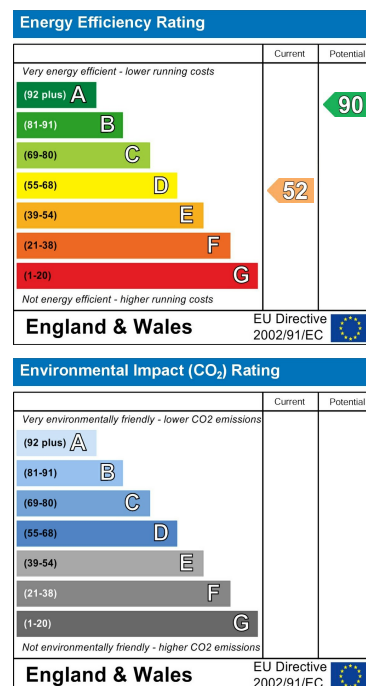


**First Floor**  
Approx 18.00 Sq meters (194.00 Sq feet).

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.