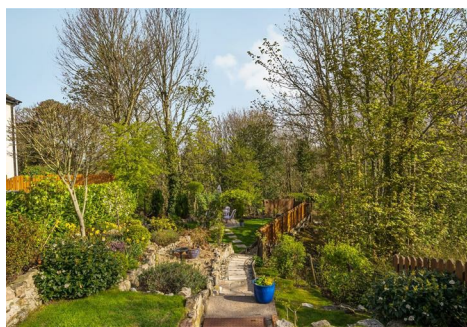




GRISDALES

PROPERTY SERVICES



106 High Brigham, Cockermouth, CA13 0TJ

£270,000

DISCREETLY POSITIONED in the charming village of Brigham is this beautifully presented end-terrace house which offers a delightful blend of period features and modern living. With three well-proportioned bedrooms, this home is perfect for small families or couples seeking extra space. The property boasts a cosy reception room with multi-fuel stove, a dining kitchen and a modern conservatory, all ideal for entertaining guests.

The immaculate condition of the house is immediately apparent, with tasteful decor and thoughtful design throughout. The gorgeous garden provides a serene outdoor space, complemented by a stunning woodland outlook that enhances the sense of privacy and tranquillity. This property is discreetly tucked away, making it a peaceful retreat from the hustle and bustle of everyday life.

In addition to its aesthetic appeal, the house offers practical benefits, including parking for two vehicles, ensuring convenience for residents and visitors alike. The sought-after village location adds to the allure, providing a friendly community atmosphere while still being within easy reach of Cockermouth, the Lake District and coastal towns and industries.

Helping you find your perfect new home...

www.grisdales.co.uk

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

THINGS YOU NEED TO KNOW

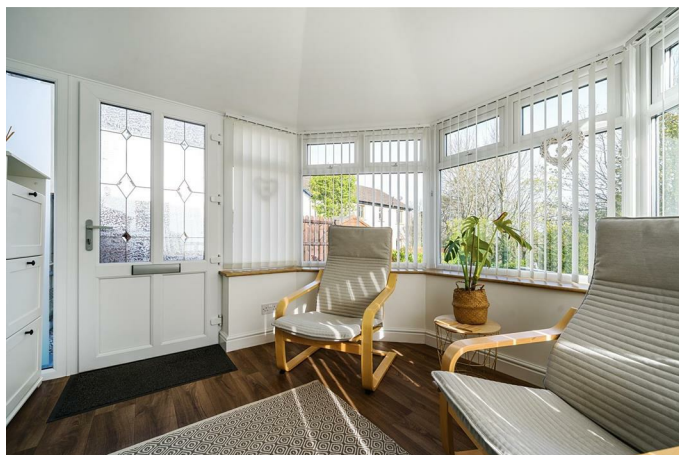
Gas central heating
Double glazing
Oak doors, with black ironmongery, throughout
Some fabulous natural wood features throughout including skirting board, banister rails etc.

ENTRANCE

The property is access via a composite door with frosted glazing panels, directly into:

SUN ROOM

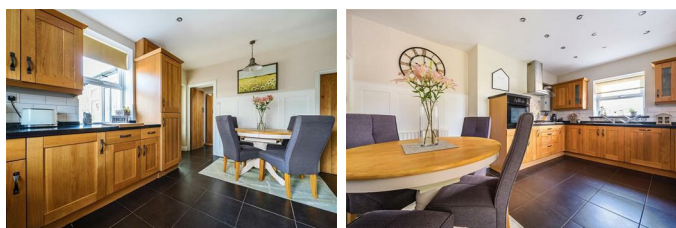
9'3" x 9'2" (2.84 x 2.80)



With wood effect floor and underfloor heating, windows to three sides, warm roof incorporating spotlights and uPVC door with clear glazing leading into the dining kitchen. This room enjoys a particularly delightful view of the garden and woodland beyond.

DINING KITCHEN

16'3" x 15'2" (4.97 x 4.63)



Fitted with a fabulous range of base and wall units in natural wood with granite worktops over and ceramic tiled splashback with feature patterned tiles. Includes integrated fridge/freezer, dishwasher, washer/dryer, integrated electric oven, 4-ring gas hob with glass and stainless steel extractor fan over and 1 ½ bowl stainless steel sink.

Gas boiler, windows to two sides, charcoal grey floor and ample space for a dining table. Part fitted with painted wooden panelling. Spot lighting. Cupboard leading into large under-stairs storage area.

INNER LOBBY

With stairs to first floor and step up into:

LOUNGE

11'5" x 11'1" (3.48 x 3.40)



With natural oak flooring and windows to front and rear. Features a multi-fuel stove within fireplace recess set onto slate hearth with timber beam over. Modern copper vertical radiator, coving, wall lights, television and telephone point. Large glazed window to the rear and step up leading to:

ENTRANCE LOBBY

With uPVC door to the rear.

STAIRS AND LANDING



Staircase with beautiful curved natural wood handrail and banister leads to a half-landing with window to the rear, telephone point and step up into:

BEDROOM TWO

9'5" x 7'8" (2.89 x 2.34)



A large single room to the rear with natural wood flooring, wall mounted shelving and coving.

BEDROOM ONE

15'3" x 12'0" (4.66 x 3.68)



A double bedroom overlooking the front with two sets of built-in wardrobes in natural wood with matching dressing tables. Coving and additional walk-in understairs cupboard.

BATHROOM



Fitted with pedestal wash basin with chrome tap, jacuzzi bath with chrome mixer tap and chrome shower with attachments over. Low-level wc. Fitted with white ceramic tiles and grey slate. Chrome ladder style radiator, spotlighting, natural wood

floor and a large, frosted window to the rear. Additional shelving and mirror front medicine cabinet.

BEDROOM THREE (ATTIC)

15'0" x 11'8" (4.59 x 3.58)



Velux rooflight with blackout blind set into apex ceiling with two beams. A lovely double room with an aspect down the garden.

PARKING



There is parking for two cars to the side of the property on the driveway.

FRONT EXTERNAL



A gate leads into a beautiful garden with stone paths and steps lead to the front of the property.

Further steps lead down the garden where you can find lawns with established shrub and floral borders with brick and stone feature walls. Large garden shed; raised borders with shillies and a lovely selection of planting including flowers etc. The path leads further down the garden with an additional patio area with an outlook over the woodland to the countryside beyond.

DIRECTIONS

From the centre of the village proceed in a westerly direction and turn right where the numbered sign sits. The property can be located at the end of the roadway on the right hand side.

COUNCIL TAX

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

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.

*Please note these details have yet to be approved by the vendors.

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.

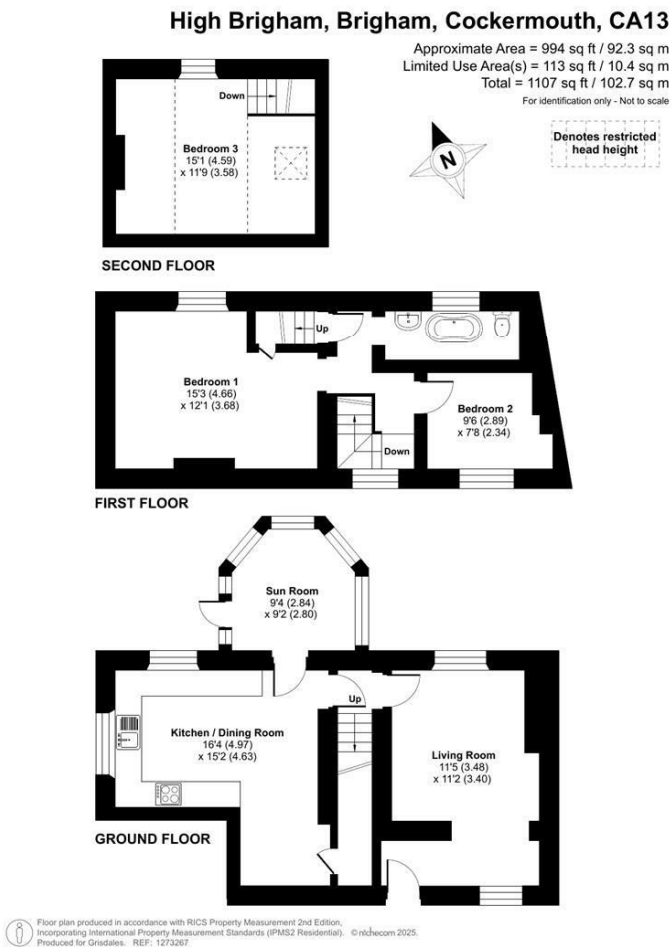
MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

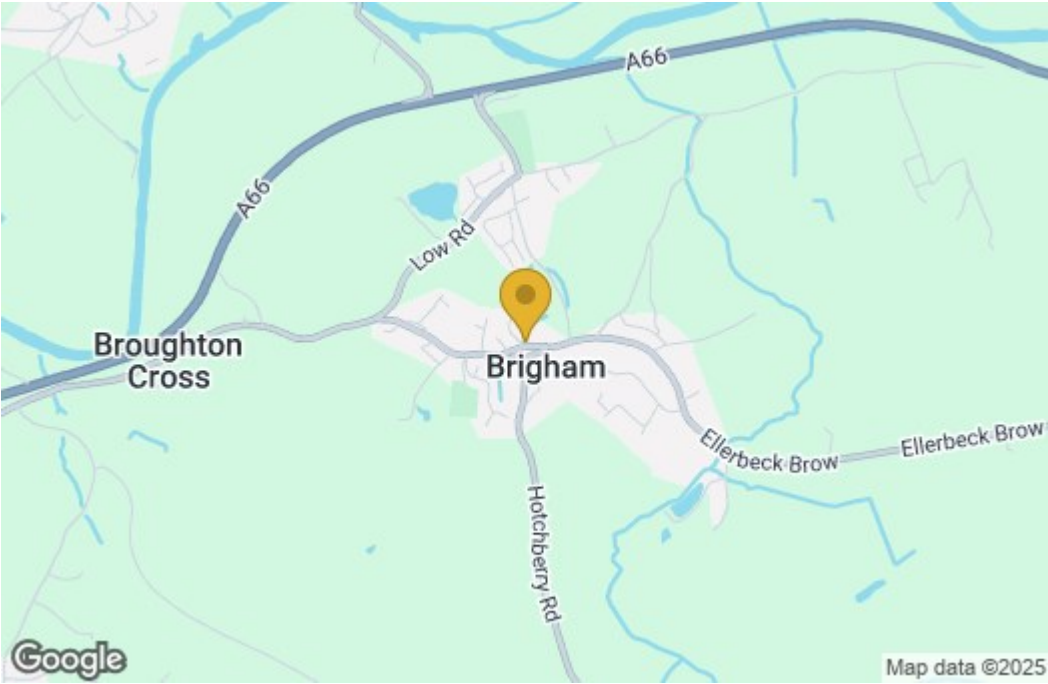
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

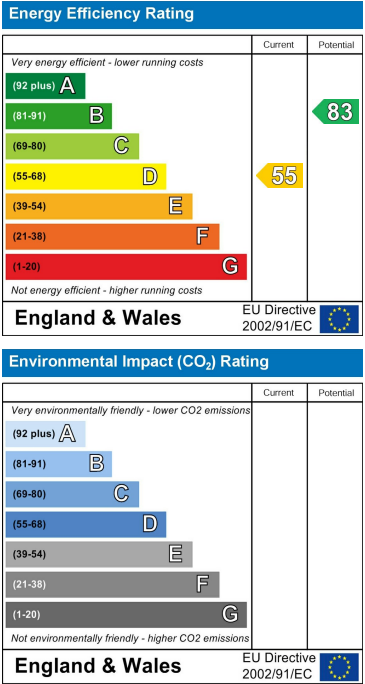
Floor Plan



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.