



GRISDALES

PROPERTY SERVICES



White Lodge Broughton Park, Cockermouth, CA13 0XW

£340,000

WITH BREATHTAKING SOUTH FACING VIEWS there will be no better place than here to enjoy your morning coffee or evening tipple, whether its sitting on the patio enjoying the sun, or inside watching the weather roll in!

Here we have a larger than average three bedroomed detached bungalow which was built in 1968 and has been lived in by the same family for 56 years. Now it's your time to enjoy what's on offer. It's located in a particularly desirable area of Great Broughton with easy access to the A66 into Cockermouth and the Lake District as well as the west coast towns and industries. There's a super array of amenities nearby including Outstanding schools, good leisure facilities and Cockermouth is the home of some great independent shops.

Internally the house has been well maintained but it's now time to refurbish it to your requirements and a great opportunity exists to create the home of your dreams, all centred around those tremendous views.

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

Double glazing.

ENTRANCE

The property is accessed from the rear via a uPVC door with a clear glazing panel and that leads into:

ENTRANCE AREA

11'3" x 7'8" (3.43 x 2.34)

A spacious entrance area which opens up into the large open plan front room. Burglar alarm control panel, television point, wall mounted shelving. Saloon style doors into the kitchen, door to cloakroom and steps to the inner hallway and bedrooms.

LOUNGE/DINING ROOM

35'8" x 13'2" (10.89 x 4.03)



A fabulous light and airy room with three sets of double windows including sliding doors onto the patio at the front and all with a super south facing view. Coving. The lounge and dining areas are separated by an arch.

LOUNGE



With white mantelpiece and granite hearth and black surround - suitable for an electric fire. Television point.

DINING AREA



With ample space for a dining table and again with superb views.

KITCHEN

14'0" x 9'9" (4.27 x 2.99)



Fitted with a range of base and wall units in oak effect with laminate worktop over and ceramic tiled splashback. Includes black composite sink unit with stainless steel tap, space for electric cooker and extractor fan over, space for a fridge/freezer and plumbing for washing machine and dishwasher. Ample space for a dining table. Spot lighting, large window to the side, two small windows to the rear and uPVC door with clear glazing panel to the rear. Tiled floor.

INNER HALLWAY

With access into the loft, wall mounted shelving.

BEDROOM ONE

15'5" x 12'2" (4.72 x 3.71)



Spacious double bedroom with large window to the front and small window to the side and fitted with two sets of double cupboards.

EN SUITE

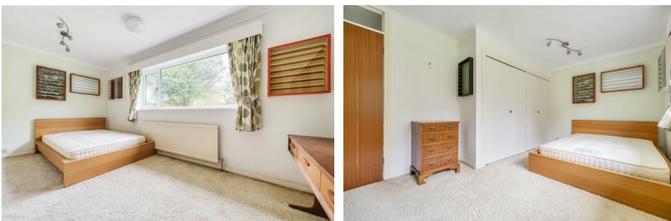
11'7" x 5'8" approximately (3.54 x 1.74 approximately)



Fitted with wood effect laminate floor, white pedestal wash basin with chrome mixer tap, low level WC and shower, fitted with blue ceramic tiles, frosted window to the side and access via a sliding door.

BEDROOM TWO

15'7" x 9'7" (4.75 x 2.94)



Double room to the rear with two sets of double built-in wardrobes, spotlighting, coving.

BEDROOM THREE

11'3" x 7'4" (3.44 x 2.26)



Small double/spacious single room to the rear with spotlighting and double built-in cupboards.

SHOWER ROOM

9'6" x 5'8" (2.91 x 1.75)



Fitted with large walk-in shower with clear screen and wall mounted chrome shower and attachments, low level WC, white wash basin and fitted partly with waterproof panelling and partly with beige ceramic tiles. Frosted window to the rear, white clad ceiling with chrome edged spotlights.

OUTLOOK



There is a fantastic outlook from the front windows over the garden and countryside and towards the River Derwent and

Derwent Bridge. In the distance is Brigham with a backdrop of the Lake District fells in the distance, including Binsy, Skiddaw, Dodd, Ullock Pike and the Buttermere and Mosser fells.

GARAGE

18'3" x 15'5" (5.57 x 4.72)



A wide gravelled drive leads to a double garage with up and over door and concrete floor and painted walls and tap. Access into:

STORE ROOM

8'4" x 4'11" (2.55 x 1.52)

Housing gas boiler.

EXTERNALLY - FRONT



Steps lead up to a slate patio with a large lawn to the front and access via sliding doors directly into the property.

EXTERNALLY - REAR GARDEN



With grass and well established trees and floral borders, area of crazy paving.

DIRECTIONS

From the A66 turn towards Great Broughton. Go over the bridge and as the road bears left and right, go straight ahead up the hill, bearing right and the property is located on the left hand side.

COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) that this property is placed in Tax Band E.

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

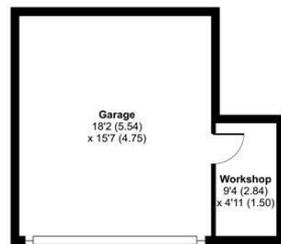
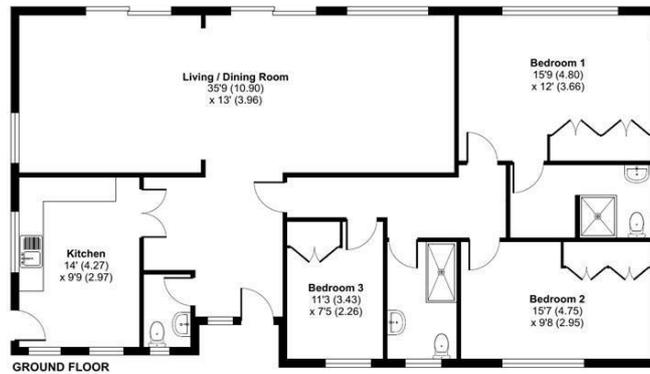
Broughton Park, Great Broughton, Cockermouth, CA13

Approximate Area = 1422 sq ft / 132.1 sq m

Garage = 334 sq ft / 31 sq m

Total = 1756 sq ft / 163.1 sq m

For identification only - Not to scale

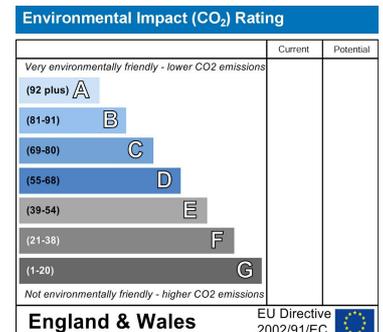
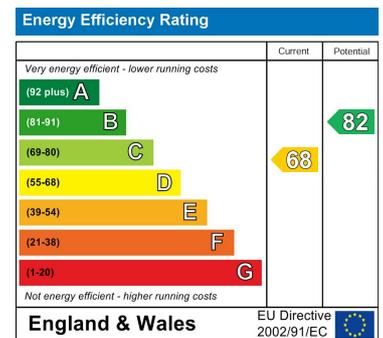


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2024. Produced for Gridsdales. REF: 1117946.

Area Map



Energy Efficiency Graph



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