



2 North Park Cottages , Brisco, CA4 0RA

£125,000



2 North Park Cottages

Brisco, CA4 0RA

- Offered for sale with no onward chain
- Off road parking, garage and garden
- Easy access to Carlisle and the M6
- Ideal for first time buyers or second home owners
- Lovely Countryside Views
- Peaceful location in Brisco
- Property requires some modernisation
- Viewing is essential

This traditional, mid-terrace, two bed former estate workers cottage is offered for sale with no onward chain. The property is located on the outskirts of the peaceful village of Brisco. This property currently comprises of an entrance hall, with a downstairs WC, leading to the central hallway which gives access to the kitchen at the front, first floor and the living dining room to the rear which has an open fireplace and door leading to a patio seating area, there are two bedrooms and the bathroom to the first floor. Although requiring some modernisation, this property offers great opportunity.

It has excellent access to the city centre, M6 and Dalston. The property is found at the end of a private lane and is one of a terrace of 5 and benefits from a large garden, detached garage and open views over fields to the rear. Viewing is highly recommended.



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Lounge Diner 15'7" x 15'2" (4.75 x 4.63)
The lounge diner is spacious and benefits from views over the surrounding countryside, with access to the rear paved patio, access to under stairs storage cupboard, fitted carpet and radiator.

Kitchen 15'3" x 5'6" (4.67 x 1.69)
The kitchen has generous cupboard and worktop space, space for appliances, tiled splash back and wooden flooring.

Entrance Hall (Porch) 3'5" x 13'10" (1.05 x 4.22)
The entrance hall is bright with glazing along one side, cladded walls and tiled floor. It allows access to the downstairs wc and main entrance hall and first floor rooms.

Downstairs WC
The downstairs W.C. is accessed via the entrance hall (porch) and has a wc and basin with tiled splash back and fitted storage below.

Principal Bedroom 15'9" x 12'2" (4.81 x 3.71)
The principal bedroom is a spacious and comfortable double, with views out over the fields to the rear of the property. It has a fitted carpet and radiator,



Bedroom Two 10'2" x 5'8" (3.12 x 1.73)
Bedroom two is a comfortable single bedroom with views out over the front of the property. It has a fitted carpet and radiator.

Bathroom 4'7" x 9'11" (1.42 x 3.04)
The bathroom was recently renovated in 2022, it has an over bath shower, wc, basin with fitted storage underneath, fitted towel rail, part tiled walls and wood effect flooring.

Services
The property is serviced by mains electric and water, the property has oil powered central heating, with a new heating system having been installed in 2021 and drainage is to a septic tank which is shared by the 4 adjoining properties, please note any alterations required to meet current regulations are to be the responsibility of the purchaser.

Garage 14'4" x 9'6" (4.37 x 2.92)
The garage is detached and located opposite the property and houses the oil powered boiler and pressurised hot water cylinder for the domestic heating and hot water.

Outside
Outside to the front there is a raised garden mainly to lawn housing the oil tank, detached garage, off road parking for two cars, to the rear there is a small patio area with views over the surrounding fields.

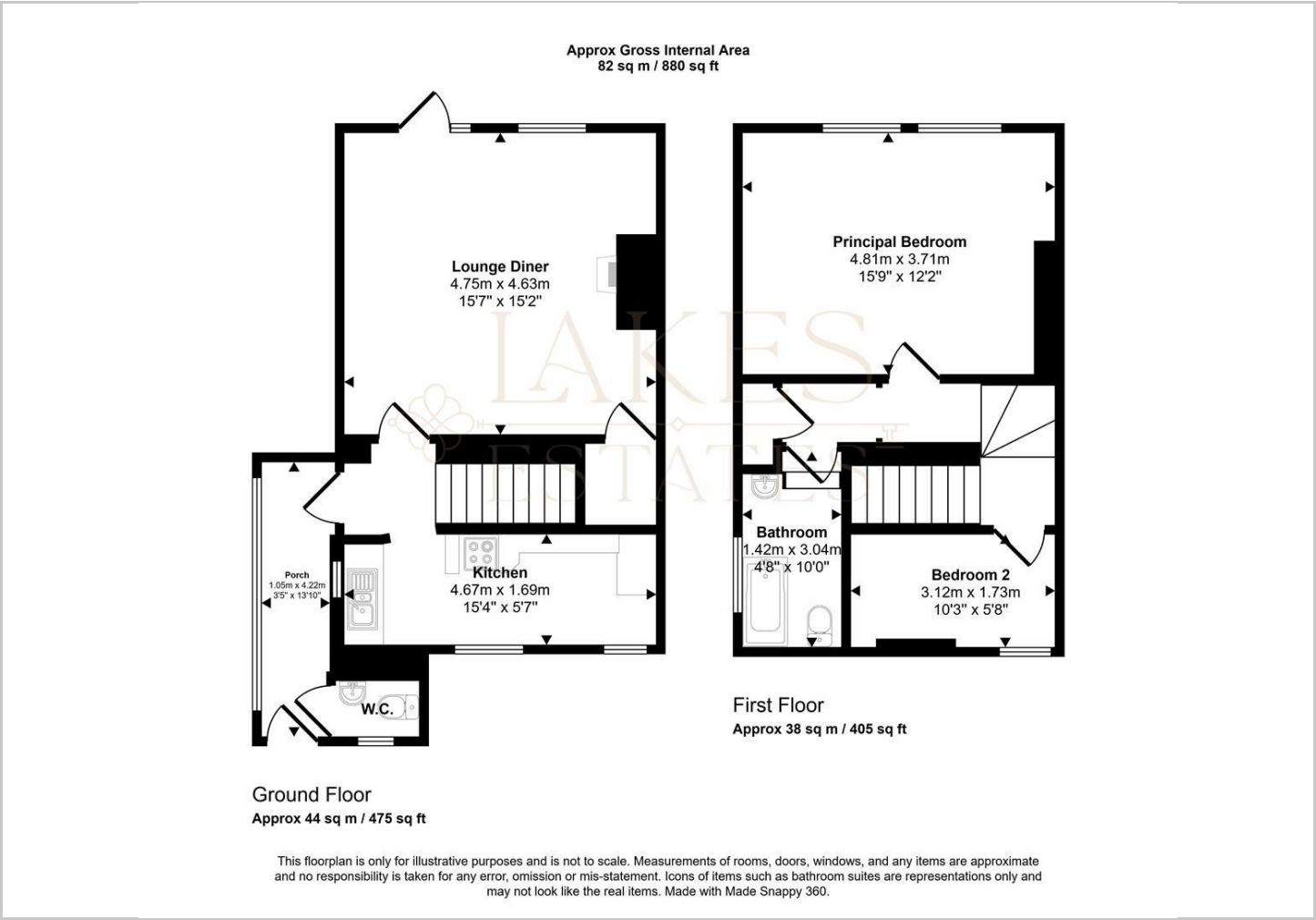
Directions

From Junction 42 of the M6 head towards Dalston. At the crossroads take the road signposted Brisco. Follow this for approximately 250 metres and take the lane to the right. Follow this to the end to reach the cottages,





Floor Plans



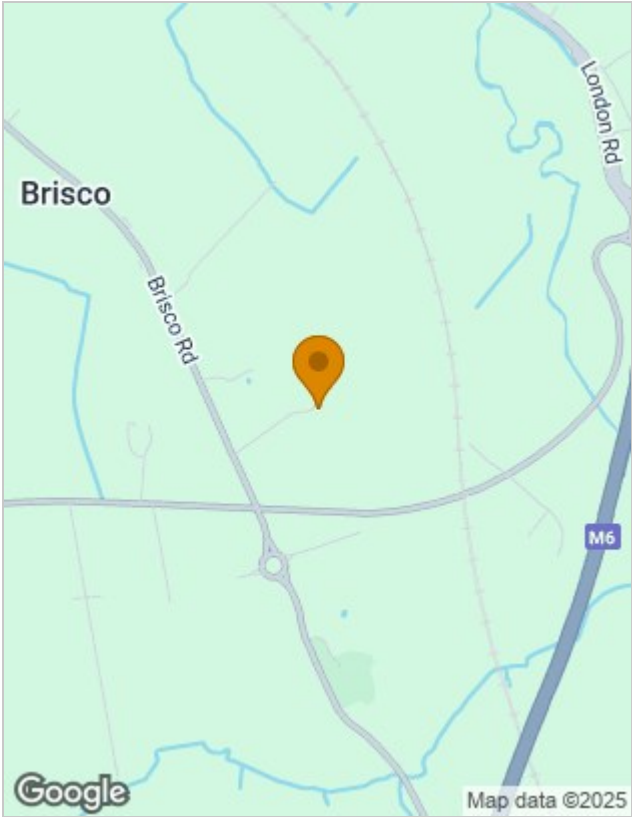
Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

