



**Great value, sold under the affordable housing scheme**

**Just a short drive to Cockermouth, Workington, and Whitehaven**

**Lovely lounge with French doors to the garden**

**Stylish kitchen with integrated appliances**

**Spacious driveway providing plenty of parking**

**Beautifully presented throughout**

**Luxurious bathroom suite**

**Set in a picturesque, quiet cul-de-sac**

**Three well presented three bedroom**

**Quiet and private garden to the rear**

Offered for sale under a share ownership scheme, is this beautifully presented, three-bedroom home. Sold at 34% discount of market value, the property offers excellent value for money. The property is set within an attractive development, positioned in a quiet cul-de-sac. This lovely village has long been a popular place to live on the edge of the Lake District and within easy reach of the coastline. The nearby towns of Cockermouth, Workington and Whitehaven are all just a 10 minute drive away. The property has been meticulously maintained by the current owner in fact it almost feels like new. As you arrive, you will notice the spacious, block paved driveway which provides off-street parking for several vehicles. There is access from the left-hand side of the property to the rear garden. The garden feels private and is a lovely place in which to relax. Stepping inside you'll find yourself in the spacious and stylish hallway. Modern, oak veneer doors lead through to the lovely lounge with its French doors leading out to the garden. The kitchen is in fabulous condition and the property also has a ground floor WC. Heading up to the first floor, there is a spacious landing with the same oak veneer doors leading to all three light and airy bedrooms. The bathroom suite feels rather luxurious and is also located on the first floor by the bedrooms. To fully appreciate the value for money this property offers as well as its style and tasteful decor please contact the office to arrange a viewing.

***Please note that there is a monthly charge for the property, and to be able to purchase, you must meet the criteria set out by Home Group. Information of this criteria can be found on the brochure.***

# ACCOMMODATION

## Hallway

Step inside the hallway and you will immediately notice the tasteful decor and style which you will find throughout this entire property. The hallway is accessed by a composite door, with a large, frosted glass panel. There is an under stairs storage cupboard, a radiator and handy power point. Oak veneer doors lead to the lounge, kitchen, WC and there are stairs that lead up to the first floor Landing.

## Lounge

This light and airy room has plenty of space and natural light. There is a uPVC double glazed window and uPVC French doors which open out to the patio area of the rear garden. The room benefits from a TV point, ethernet point and a radiator provides plenty of warmth.



## Kitchen

Like the rest of the property, the kitchen is in fantastic condition and has clearly been meticulously maintained. There is a range of high gloss, grey wall and base units, with a complementary worktop and matching up stands. The kitchen has a built-in oven and grill, with a separate induction hob, stainless steel splash back and an extractor hood above. There is a 1.5 stainless steel sink and drainer board, with mixer tap, set below a uPVC double glazed window that looks out onto the front of the property. There is plumbing for a washing machine and tumble dryer and space for a breakfast or dining table and chair set. The room has a radiator and two rows of ceiling spotlights provide plenty of lighting when needed.



## WC

Here you will find a toilet and pedestal hand wash basin with mixer tap and tile splashback. There is stylish flooring, an extractor fan, a chrome heated towel rail and a uPVC double glazed frosted window.

## First floor landing

The spacious landing has an airing cupboard and a uPVC double glazed frosted window. The same stylish, oak veneer doors found downstairs, lead to all three bedrooms and the bathroom.



### **Bedroom one**

A well presented double bedroom with a TV point and a radiator, neatly placed below a uPVC double glazed window that looks out to the front.

### **Bedroom two**

A second double bedroom with a radiator and a uPVC double glazed window that looks out onto the rear garden and greenery beyond.

### **Bedroom three**

Currently used as a dressing room, this room would also make an ideal home office or nursery. There is a radiator and a uPVC double glazed window to the rear.

### **Bathroom**

This beautiful bathroom is in a 'like new' condition. There is a bath with mixer tap, glass screen and shower above, a toilet and a wall hung wash basin with mixer tap. The bathroom has beautifully tiled walls, attractive, parquet style flooring, a shaver point and ceiling spotlights. There is a large chrome heated towel rail, an extractor fan, and a uPVC double glazed frosted window.

### **Exterior**

At the front of the property, you will find a block paved driveway which provides plenty of off-street parking. At the rear, there is a low maintenance garden laid to gravel, with a spacious patio area, ideal for garden furniture.

### **TENURE**

We have been informed by the vendor that the property is leasehold hold, The lease term is 125 years from 1st August 2019. There is a monthly charge of £420.66 payable to Home Group and made up of the following. Rent- £341.82 Management charge – £13.83 Insurance charge- £23.67, Service charge - £41.34 The above charges are reviewed annually on 1st April.



## COUNCIL TAX BAND B

### EPC B

#### LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

#### MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for re-mortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may 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.



## NOTE

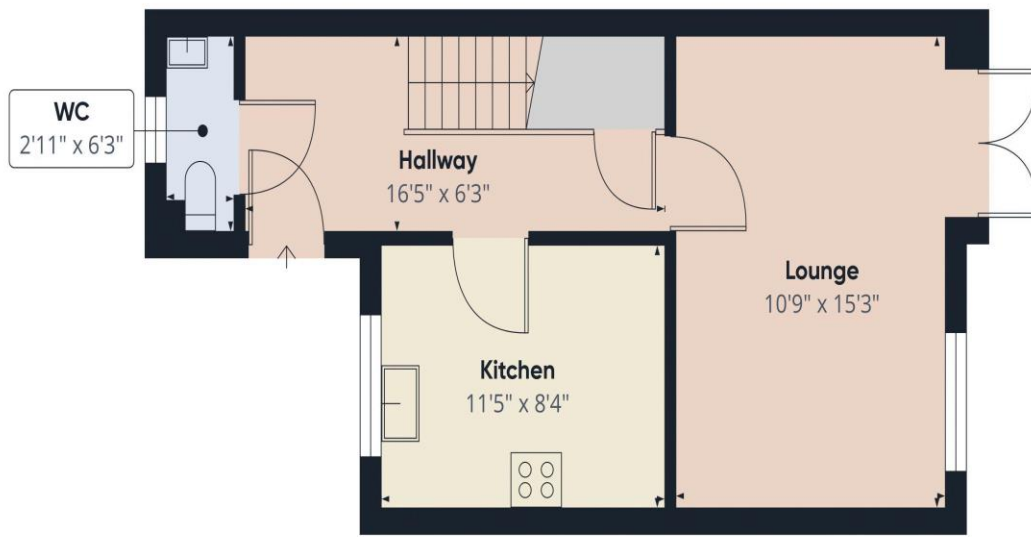
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.

## LOW COST HOUSING CRITERIA

Qualifying purchasers must have a local connection by means of residence, immediate family, or employment to the Parish of Brigham.

- If no qualifying person is found within 4 weeks applicants can be considered with a local connection to Broughton, Cockermouth, Dean, Greysouthern and Papcastle.
- If no qualifying person with a connection to the above parishes is found within a further 4 weeks, applicants can be considered with a local connection to the district.
- Total household income must be under £80,000 – This is based on all members of the household aged 18 and older whether they have joined the application or not.
- Applicants must not currently own a home anywhere in the world unless a court order forces them to remain on the deed of a property where their children reside.
- Applicants must be unable to afford to buy a property suitable for their family size on the open market.
- The Shared Ownership home they are looking to buy must be their principle or only home and they may not sublet all or part of it.
- Applicants must be financially able to buy the property and pass a financial assessment and secure a mortgage if applicable.
- Applicants should also be a British or EU/EEA citizen, or have indefinite leave to remain, Customers who have indefinite leave to remain who are interested in buying a home must be able to demonstrate that they are able to raise a mortgage with an acceptable lender.

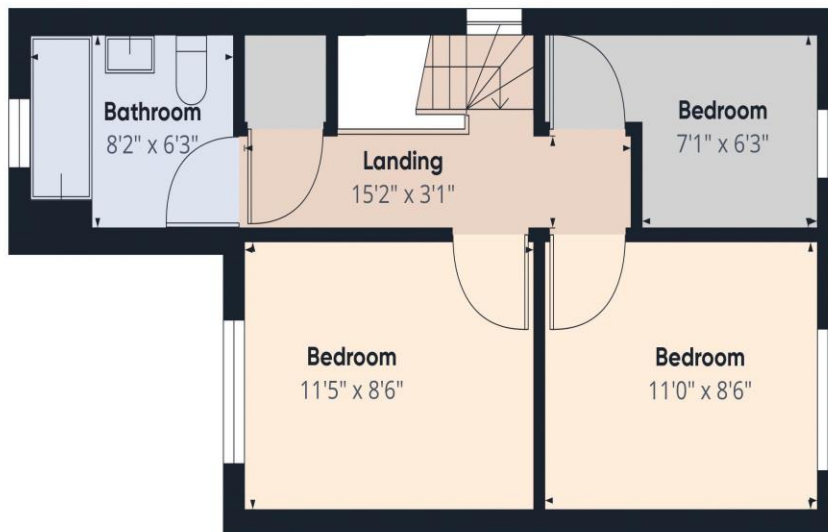




Ground Floor



Approximate total area<sup>(1)</sup>  
744.81 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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