



**Offered for sale with no forward chain**

**Two good size reception rooms**

**Two good size double bedrooms**

**Separate garden to the rear**

**Deceptively spacious**

**Log burner to the lounge**

**Large kitchen diner**

**Quiet village location**

Offered for sale with no forward chain, is this deceptively spacious, traditional, terraced home. Located in the quiet and popular village of Broughton Moor, the property offers easy access to the nearby towns of Cockermouth, Maryport and the picturesque coastline is just a short drive away. There is a popular local school just a short walk away, making this an ideal purchase for families and will also suit a first time buyer. The property boasts a large lounge with a log burning stove set into the exposed stone chimney breast, a versatile second reception room and a spacious kitchen/diner. To the first floor the generous master bedroom features an original decorative cast iron fireplace and stripped wooden flooring. There is a well proportioned second double bedroom and the bathroom is also located on the first floor. Externally the rear porch leads to a good size enclosed rear yard, which enjoys the sun throughout the day. Across from the rear yard is a large garage/workshop which benefits from a power supply. To the rear of the garage there is a pleasant garden which is mostly laid to lawn with a useful shed. Viewing is essential to appreciate the space on offer.

## ACCOMMODATION

### Lounge

A well presented, light and spacious, lounge featuring a large log burning stove with large hearth and exposed stone chimney breast. There are modern wall mounted decorative lights, neutral décor, newly laid carpet, a single panel radiator and a uPVC double glazed door leading out to the front of the property. A uPVC double glazed window provides ample natural light and there is access into a second reception room and through to the kitchen/diner.

### Dining/sitting room

A useful second reception room, that would make an ideal sitting room, home office, dining room or perhaps a playroom if preferred. There is modern neutral décor, new carpeting and a uPVC double glazed window overlooks the front of the property with a single panel radiator below.

### Kitchen/diner

A spacious kitchen/diner, with a range of contemporary painted wall and base units, contrasting work surfaces and modern tiled splash backs. There is a stainless steel sink and drainer unit with mixer tap, plumbing for washing machine is in place below, a built in electric oven, stainless steel gas hob with stainless steel splash back and an extractor hood is in place above. You will also find tiled flooring, exposed ceiling beams, a double panel radiator and a uPVC double glazed window overlooking the rear of the property. There are stairs to the first floor.

### First floor landing

On the landing there is a large built in storage cupboard, neutral décor, new carpet and access into the two bedrooms and bathroom.

### Master bedroom

A beautifully presented, generously proportioned, double bedroom. You will find lovely stripped wooden floor boards and an original cast iron fireplace set into an open brick chimney breast with exposed stone lintel and original hearth. There is loft access to the ceiling, a uPVC double glazed window overlooking the front of the property and providing plenty of natural light with a single panel radiator in place below.

### Bedroom two

A second well presented, good size, double bedroom. There is neutral décor, new carpet, decorative coving to the ceiling, a built in over stairs storage cupboard, a single panel radiator and a uPVC double glazed window overlooking the rear of the property.



## Bathroom

The bathroom suite briefly comprises of: a bath with electric shower above and bi-folding glass shower screen. There is a pedestal hand wash basin, a toilet, part tiled walls and tiled flooring. There is also wooden panel to the ceiling, a uPVC double glazed window and a single panel radiator.

## Externally

To the rear of the property there is a large, enclosed, rear yard which enjoys the sun throughout the day with gated access to the detached garage and there is also a useful shed. From the rear gate and across a shared access lane is a large, detached, garage with electric. There is a gate to the side of the garage which leads to a pleasant rear garden which is laid to lawn with a path leading to the shed.

## TENURE

We have been informed by the vendor the property is freehold.

## COUNCIL TAX BAND A

## EPC C

## LOW FEES, LOCAL EXPERTISE

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## MORTGAGES

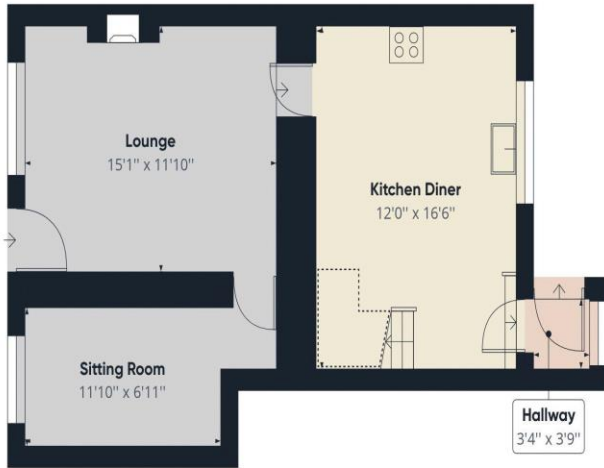
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## NOTE

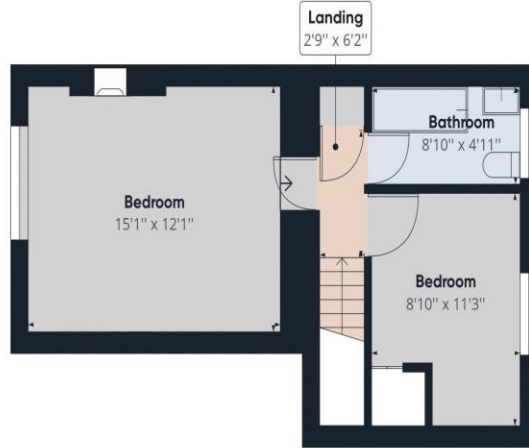
Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify 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.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

1104.40 ft<sup>2</sup>

Reduced headroom

18.53 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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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