# 3 Moor Side, Little Broughton, Cockermouth, CA13 0XZ

**Guide Price £212,000**

PFK

# 3 Moor Side

## The Property:

Step into this beautifully presented three bedroom terraced house, where period charm meets modern comfort. The spacious, contemporary kitchen is a true heart of the home, complete with sleek integrated appliances and generous solid wood counter space, ideal for family meals or entertaining friends. Light pours in through large windows, illuminating the living area where a cosy fireplace and elegant decorative features create a warm, inviting atmosphere. Upstairs, three generously sized bedrooms, with two doubles that offer built-in storage, while the modern bathroom boasts a luxurious walk-in shower and a freestanding bath, perfect for unwinding after a busy day.

Step outside to discover a low maintenance raised garden bordered by a charming stone wall and mature shrubbery. The suntrap rear garden is perfect for summer gatherings, with a patio area for alfresco dining and steps leading to a lush lawn, ideal for children or pets to play. Multiple seating areas provide tranquil spots to relax, while handy storage sheds keep bikes and garden tools neatly tucked away. With driveway parking for three cars, this delightful home is sure to attract plenty of interest - early viewing is highly recommended.

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## Location & DIrections:

Located on the edge of a well serviced village only a short drive from Cockermouth, the west coast and the National Park. The neighbouring village of Great Broughton has a post office and shop, primary schools, church and a public house. The village is in the Cockermouth school catchment area, has access to the A66 and A595 major roads linking all west Cumbrian towns, the attractive Solway coastline and the Lakeland fells, making it a popular, convenient and sought after place to live.

**Directions**
The property can be found under postcode CA13 0XZ

- Spacious three bed mid terrace
- Family sized dining kitchen
- Two double bedrooms with built in wardrobes
- Four piece bathroom; roll top bath and walk in shower
- Low maintenance gardens, parking for three
- EPC rating D
- Council Tax Band A
- Tenure Freehold

## ACCOMMODATION

**Entry**
3' 11" x 2' 8" (1.20m x 0.81m)
Accessed via composite front door with double glazed inserts, side aspect window, tiled flooring, wooden internal door leading to lounge.

**Living Room**
16' 1" x 10' 6" (4.91m x 3.19m)
Front aspect double fronted light and airy lounge with feature stone fireplace, point for TV, telephone and broadband, wall mounted lighting, stairs to first floor landing and built in understairs storage cupboard.

**Kitchen**
17' 5" x 11' 10" (5.32m x 3.60m)
Spacious rear aspect room comprising a range of base and wall units in a cream shaker style finish and complementary solid wood countertop. Belfast sink with mixer tap, plumbing for integral dishwasher and washing machine, space for freestanding fridge freezer. four burner countertop mounted gas hob with separate electric oven-grill and extractor fan over. Tiled splashback, spot lighting, space for a 6 person dining table, built in storage cupboard.

**FIRST FLOOR LANDING**
6' 4" x 3' 0" (1.92m x 0.91m)
Doors to bedroom 3 and bathroom.

**Bedroom 3**
10' 2" x 7' 3" (3.09m x 2.21m)
Front aspect double bedroom.

**Bathroom**
10' 8" x 7' 3" (3.25m x 2.22m)
Rear aspect room comprising four piece suite; freestanding roll top bath, WC, wash hand basin and walk in shower cubicle with electric shower. Laminate flooring, heated towel rail, and ceiling mounted clothes dryer.

**Hallway**
9' 2" x 3' 8" (2.80m x 1.11m)
Built in airing cupboard, doors to bedrooms 1 and 2.

**Bedroom 1**
12' 0" x 10' 7" (3.66m x 3.22m)
Front aspect light and airy double bedroom with loft access via hatch and built in storage cupboards.

**Bedroom 2**
9' 9" x 9' 5" (2.97m x 2.86m)
Rear aspect light and airy south facing double bedroom with fitted wardrobes.

**EXTERNALLY**

**Front Garden**

Low maintenance raised garden with stone wall, lawn and mature shrubbery

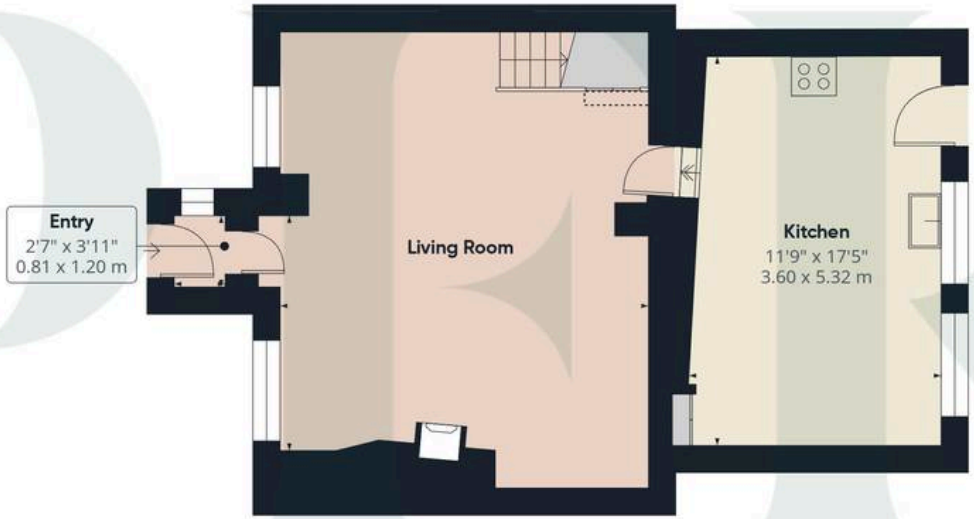
**Rear Garden**

A suntrap rear garden with patio area and steps leading to a lawn and patio area with wooden storage shed.

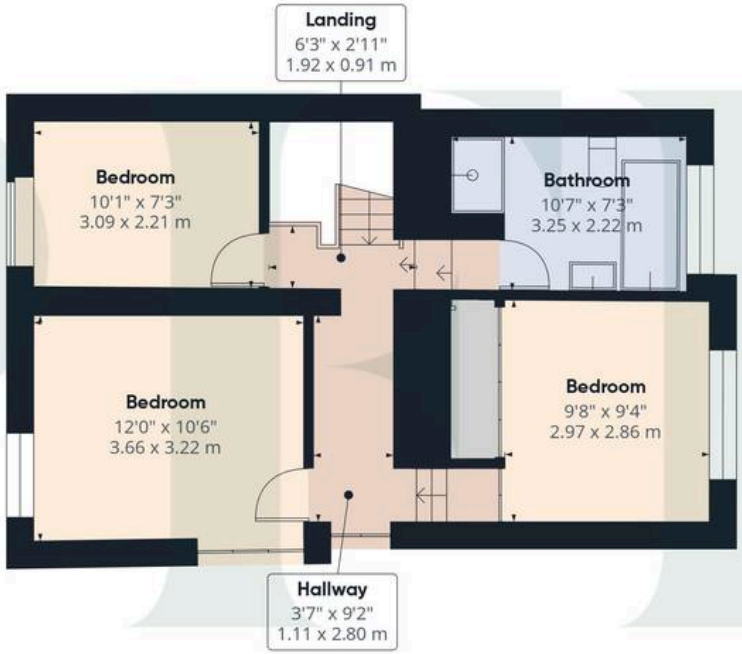
**Driveway**

3 Parking Spaces

Driveway parking for three cars.




Floor 0




Floor 1

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**Approximate total area**(1)

976 ft²

90.7 m²

**Reduced headroom**

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## ADDITIONAL INFORMATION

**Services**
Mains gas, electricity, water & drainage. Gas central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

**Referral Fee Disclosure**
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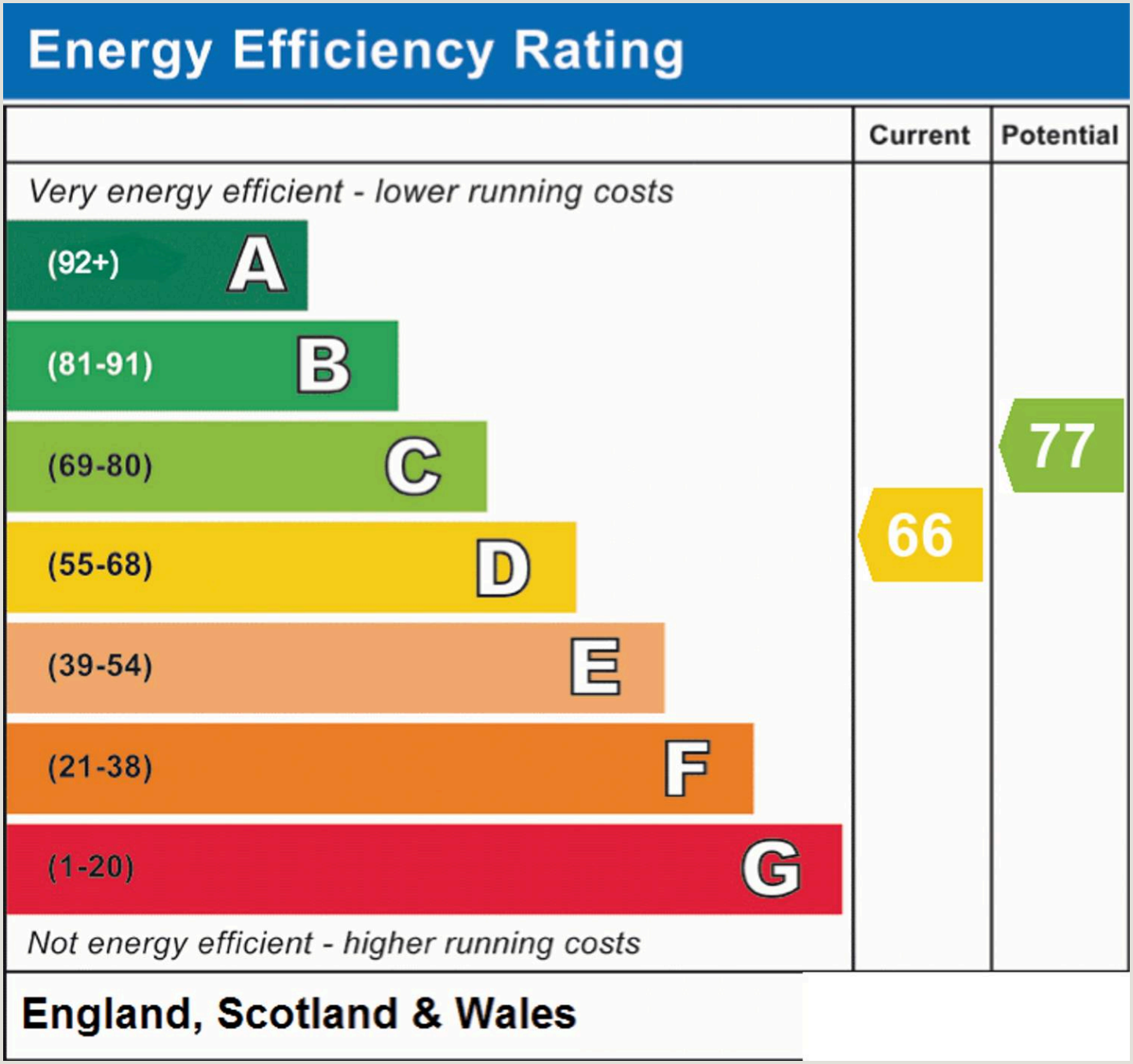

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