



Park Road Estate
Cumberland
CA7 2JT

£ 322,000.00

Park Road Estate - Cumberland

Bettermove are proud to present this 4 bedroom detached house in Bothel.

The property benefits from double glazing, and gas central heating throughout, with ample off street parking available via the driveway and garage.

The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, dining room, fitted kitchen, utility room, and WC on the ground floor. The first floor consists of four bedrooms, and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the sought after village of Bothel, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Aspatria train station, a variety of local bus routes, and quick access to the A595.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

BEDROOMS

4

BATHROOMS

1

RECEPTIONS

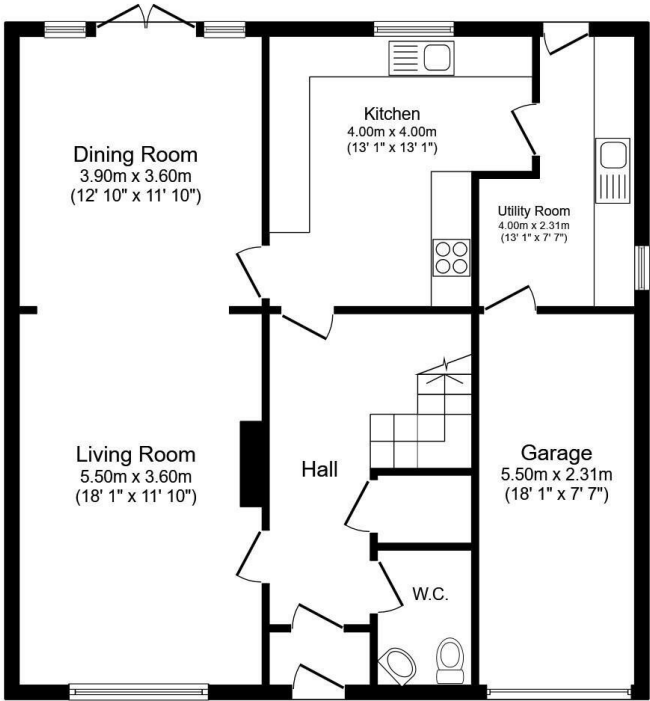
3

TENURE

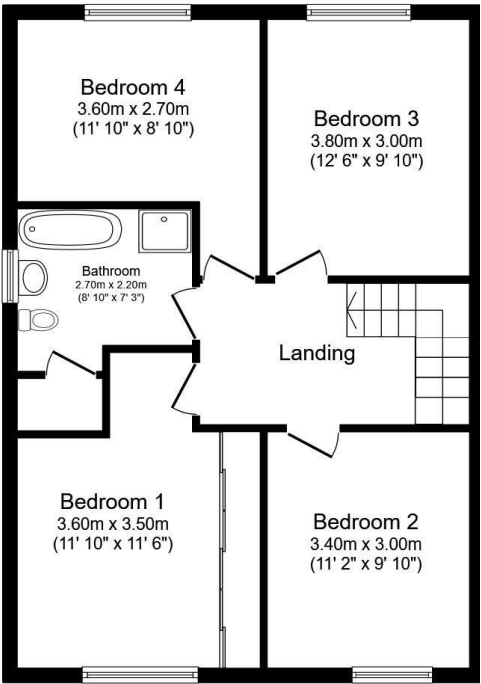
Freehold



Floor Plan



Ground Floor



First Floor

Total floor area 151.8 sq.m. (1,634 sq.ft.) approx

Energy Efficiency Rating			Environmental Impact Rating		
	Current	Potential		Current	Potential
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B		
(69 to 80) C		79	(69 to 80) C		71
(55 to 68) D	57		(55 to 68) D		
(39 to 54) E			(39 to 54) E	48	
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		



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