

Kirklea, Little Broughton, Cockermouth, Cumbria, CA13 0LS

Asking Price £265,000

Council Tax Band: C



Located in the popular village of Little Broughton near Cockermouth, this lovely, detached bungalow offers so much.

Siting on a very large plot, it is set back from the road by a front garden that has two driveways with off-street parking for up to four vehicles. The fabulous rear garden is level and relatively low maintenance, perfect for relaxing in.

A much-loved family home, built to a one-off design, the attributes of this property include:

Two, proper double bedrooms.

Bathroom with walk-in double shower cubicle.

Spacious lounge and kitchen and large utility room.

Integrated garage with electric roller door.

A new gas boiler, and upgraded central heating system.

New composite front and back doors and modern double glazing throughout.

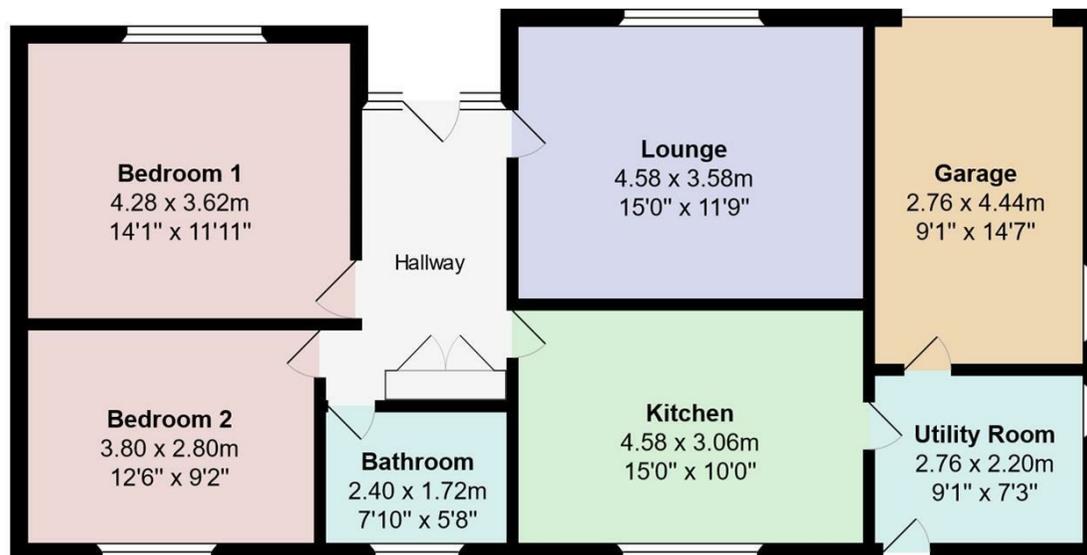
In summary, an exceptionally well maintained, property, in a great location with high quality, useable space in all the right places. Early viewing is highly recommended.



Open House West Cumbria

Floor Plan: Westways, Kirklea, Little Broughton

Not to Scale: Dimensions and layout for guidance only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	