5 Evening Hill View Brigham Road, Cockermouth - CA13 0BB

£220,000 Freehold

GRISDALES
PROPERTY SERVICES

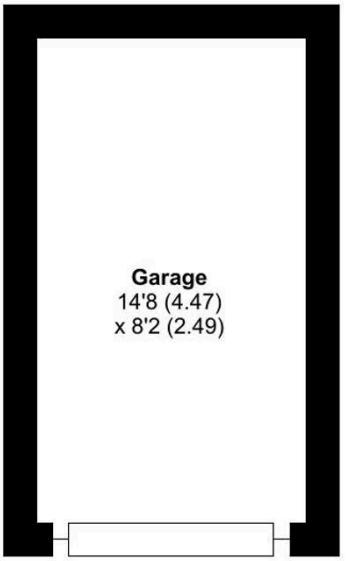
Perfectly positioned in the ever-popular “Moor” area of Cockermouth, this modern home puts you within easy reach of the town centre, the A66 and everything this vibrant market town has to offer.

Beautifully presented throughout and ready to move straight into, it's an ideal first step onto the property ladder, a smart downsizing option, or a great investment opportunity.

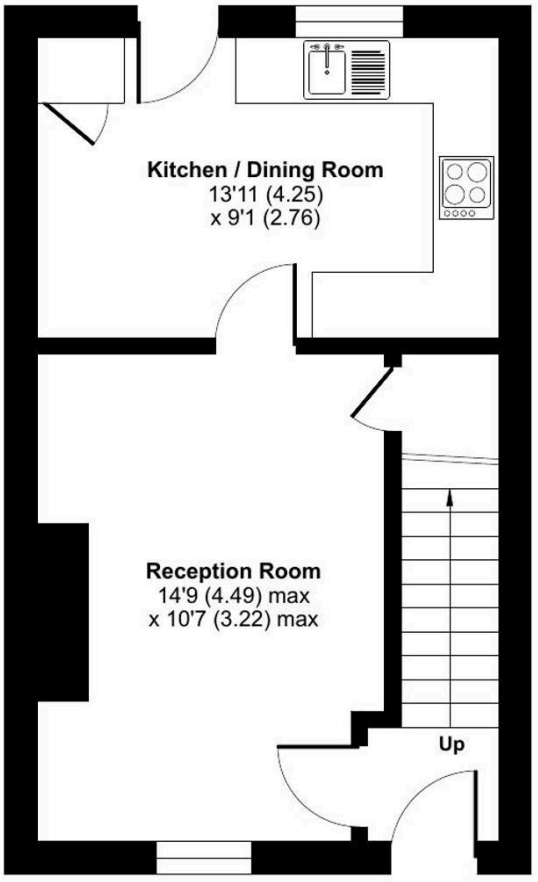
What really makes this home stand out is the outdoor space, with gardens to both the front and rear, plus the added bonus of a single garage, a feature that's hard to find with homes of this kind. Inside, you'll find a bright and welcoming lounge with a contemporary gas fire, leading through to a modern breakfast kitchen designed for everyday living. Upstairs are two bedrooms and a bathroom, creating a home that's comfortable, low-maintenance and perfectly suited to a busy modern lifestyle.

Brigham Road, Cockermouth, CA13

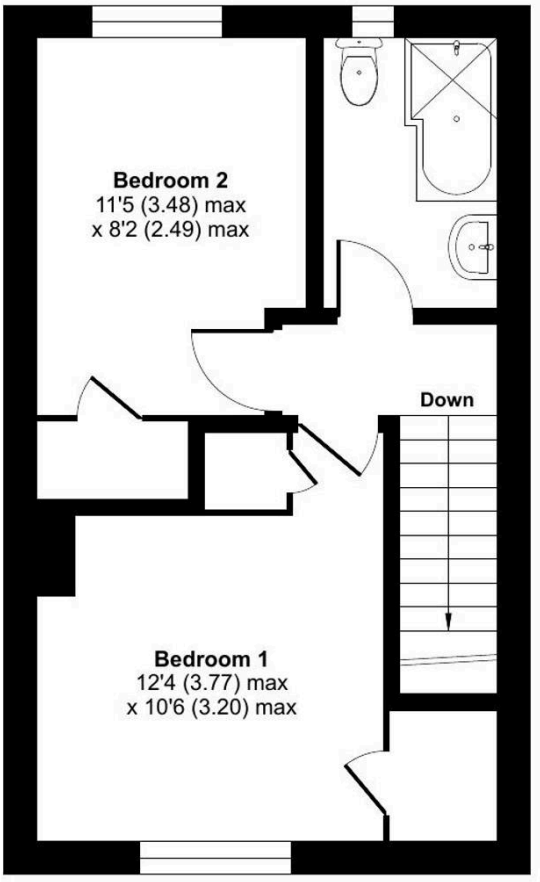
Approximate Area = 678 sq ft / 62.9 sq m
Garage = 120 sq ft / 11.1 sq m
Total = 198 sq ft / 18.3 sq m
For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Grisdales. REF: 1509361

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You can include any text here. The text can be modified upon generating your brochure.

OWNERS COMMENTS
In the owners words “”

THINGS YOU NEED TO KNOW
The property is Freehold and benefits from mains gas, electric, water and drainage services.

DIRECTIONS
W3W:////brilliant.compress.crest Incl. Fuller directions if required.

THE LOCAL COMMUNITY – CA13
CA13, centred on Cockermouth and surrounding villages, offers a highly desirable market town lifestyle on the edge of the western Lake District. The area is known for its attractive historic centre, independent shops, cafés and cultural appeal, along with strong local amenities including a wide choice of supermarkets. Education is well regarded, with schools including Cockermouth School and several local primary schools serving the wider area. Residents benefit from healthcare services, leisure facilities and good road links to nearby employment centres such as Workington and Whitehaven. With its blend of heritage, riverside setting along the River Derwent and proximity to outstanding countryside, CA13 is particularly popular with families, professionals and those seeking a balance of market town living and access to the Lake District.

ENTRANCE LOBBY
Accessed via a upvc entrance door into inner hallway, with stairs to the first floor and door into lounge.

FRONT GARDEN

A path leads to the front door and there is a garden to the front with lawn and borders.

REAR GARDEN

There is a delightful south facing garden to the rear, mainly laid to lawn with borders. A path leads to the gate at the end.

GARAGE

Single Garage

There is a single garage to the rear of the property (blue painted garage door) and parking for one car in front of it. Other parking is available on Brigham Road.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Grisdales Estate Agents

18 South Street, Cockermouth - CA13 9RT

01900829977

cockermouth@grisdales.co.uk

www.grisdales.co.uk

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