



Beautifully presented and tastefully decorated throughout **Offers excellent value for money**

Sold under the affordable housing scheme

Immaculate with a “like new” feel

Lovely lounge with French doors opening to the rear garden

Three generously sized bedrooms

Stylish kitchen boasting integrated appliances

Set in a quiet cul-de-sac location

Short drive to Cockermouth and within school catchment zone

Beautiful ensuite, bathroom and downstairs WC

This beautiful home has been lovingly maintained by the current owner. Throughout, you will find tasteful décor, and the whole property is in fabulous condition and almost feels like a show home. The property is sold under the conditions of the affordable housing scheme and offers excellent value for money for those eligible. The property is set in a quiet cul-de-sac within this attractive and sought-after development within the village of Brigham. The village has excellent transport links, and the nearby town of Cockermouth, with its wide range of shops and amenities, is just a few minute’s drive away. The property is also within the catchment area of Cockermouth schools. As you arrive at the property, you will notice the block paved driveway which provides off-street parking for at least two cars. Step inside, you’ll find yourself in the hallway which leads through to the lovely lounge. The lounge has more than enough room to be used as a lounge diner and is flooded with natural light from a bay window and the French doors that open out to the patio area of the garden. The kitchen is immaculate, and not only offers plenty of storage space, but also integrated appliances. On the ground floor, you will also find a handy WC. Heading up to the first floor, there are three lovely bedrooms, with two benefiting from dual aspect windows. The principle bedroom has a stylish, mirrored wardrobe which can be included in the sale (subject to negotiation) and a beautiful ensuite shower room. The modern, family bathroom is located on the first floor and like the rest of the property, feels like new. Heading outside to the rear of the property, you will find a pleasant, low maintenance garden which feels private, and with its mature trees, attracts a variety of birdlife. To fully appreciate this beautiful home, attractive setting and fabulous value please contact the office for further details.

ACCOMMODATION

Hallway

The hallway is accessed through a stylish, composite door with frosted glass panels. The light and airy hallway is neutrally decorated, and sets the scene for the tasteful, style, and décor you will find throughout the property. There is plenty of space for a shoe rack, and coat rack and there is modern, laminate flooring, a double socket, and a radiator. Doors lead through to the lounge/diner, kitchen and the WC. Off the hallway, there are stairs that lead up to the first-floor landing.

Lounge/diner

This beautifully presented room has plenty of natural light, with two uPVC windows, one of which is a bay window and uPVC French doors, with fitted blinds that lead out to the patio area of the garden. The room benefits from an under stairs storage cupboard, TV point and two radiators. There is ample space for living room furniture as well as a dining table and chair set.

Kitchen

You'll find as you explore this property that it is in excellent condition, and the kitchen is certainly no exception. Comprising of high gloss, cream wall, and base units, with contrasting worktop and matching up stands. There is a built-in Bosch electric oven, with a separate gas hob, stainless steel splash back and extractor canopy above with built-in lighting. A stainless steel 1.5 sink with drainer and boiler, mixer tap, set below a uPVC double glazed window that looks out to the front elevation. For night time, there are two rows of ceiling spotlights and under cupboard lighting, which can be used when desired. For convenience, the kitchen boasts not only an integrated dishwasher but also an integrated fridge freezer. There is a continuation of the modern flooring found in the hallway, and a radiator.

WC

There is a toilet and pedestal hand wash basin with tile splashback. A tastefully decorated room, with an extractor fan and a uPVC double glazed frosted window.



First floor landing

As you arrive on the first floor you will notice a double socket, radiator and there is also a storage cupboard. The stylish doors which are found throughout the property lead to all three bedrooms and the bathroom. From the landing you can access the loft.

Bedroom one

A lovely, light, and airy double bedroom, boasting dual aspect uPVC double glazed windows, both enjoying an attractive outlook. The room has a TV point, radiator and also boasts an ensuite shower room. The bedroom features a stylish, two-door mirrored wardrobe, which can be included subject to offer/negotiations.



En-suite shower room

In immaculate condition, the ensuite has a shower cubicle with the shower control set on a stylish tile surround. There is a toilet and pedestal hand wash basin. The ensuite also features a shaver point, chrome, heated towel rail and ceiling spotlights. There are partially tiled walls, an extractor fan, and a uPVC double glazed frosted window.

Bedroom two

A second, well presented bedroom, which like bedroom one, boasts dual aspect uPVC double glazed windows and a radiator.

Bedroom three

Currently used as a home office, this generously sized and tastefully decorated third bedroom has a radiator and a uPVC double glazed window.

Bathroom

Being fitted with a modern suite comprising of a panelled bath with glass screen and shower above. There is a toilet and pedestal hand wash basin, with a large mirror placed above. There is also a chrome heated towel rail, ceiling spotlights, an extractor, ceiling spotlights, a uPVC double glazed, frosted glass window, and partially tiled walls.



Exterior

At the side of the property, you will notice a block paved driveway which provides off-street parking for two cars. At the rear of the property, you will find a pleasant garden, with mature trees which not only provide a splash of colour but attract a variety of birdlife. As you step out of the French doors of the lounge, there is a spacious patio, ideal for garden furniture. The garden has bedding areas, with a variety of plants and shrubs and a useful garden shed.

TENURE

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

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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.

DISCOUNTED SALE (AFFORDABLE HOUSING SCHEME)

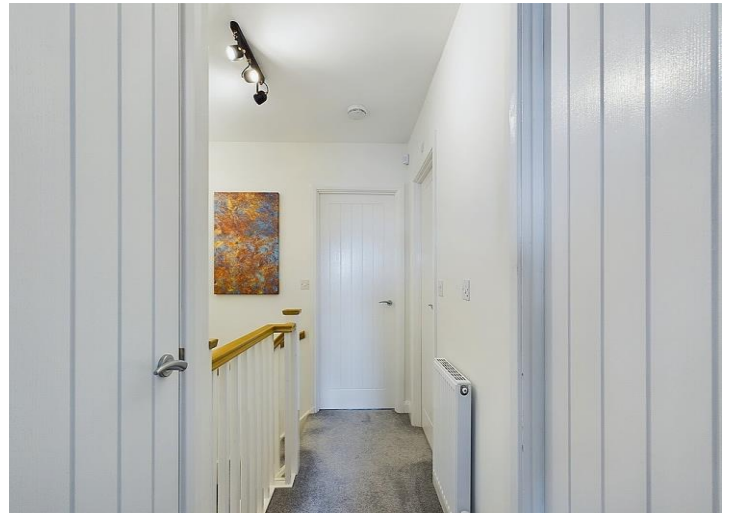
This property is sold on the discounted sale scheme. For more information see - allerdale.gov.uk/en/discountedsale/

From 10/04/2024 qualifying persons with a connection to Brigham or its adjoining parishes will be eligible. The adjoining parishes are Broughton, Cockermouth, Dean, Greysouthen and Papcastle.

From 22/05/2024 qualifying persons with a connection to Allerdale will be eligible.

From 26/06/2025 any person with an Allerdale connection will be eligible regardless of affordable need.

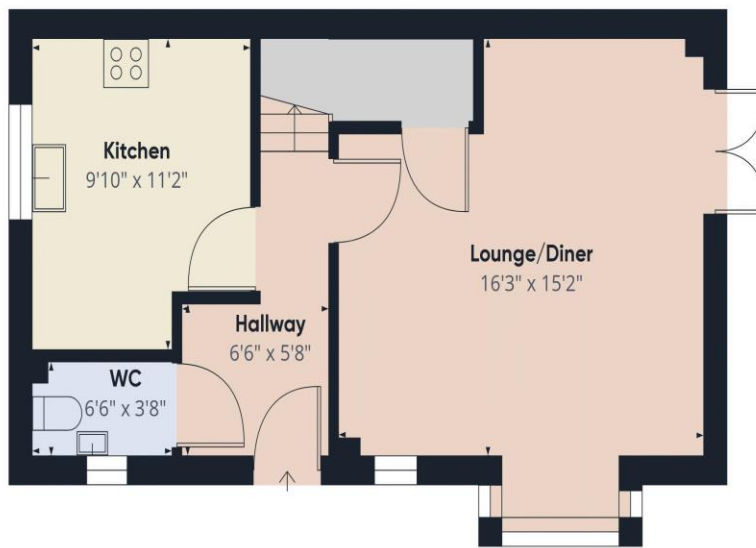
All eligible households will be given a letter from the Council which will specify the date they are eligible. They need to show this to the estate agent if they want to purchase the property.



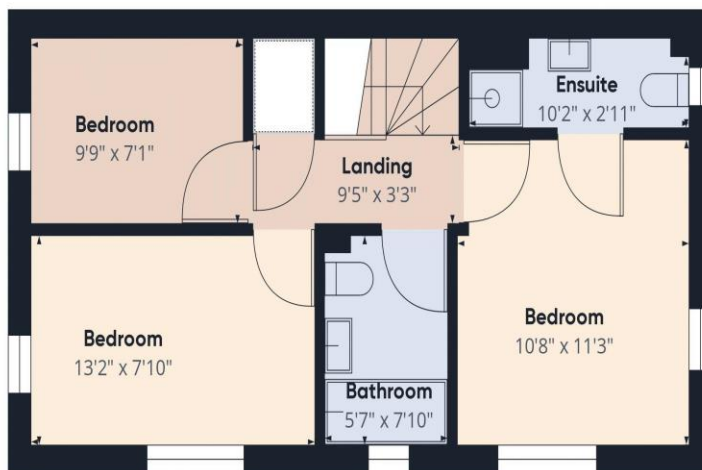


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Ground Floor



Floor 1



Approximate total area⁽¹⁾
864.95 ft²

(1) Excluding balconies and terraces

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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