



**Offered for sale with no forward chain**

**Spacious lounge with multi-fuel stove**

**Easy access to the A66 and Western Lake District**

**Fabulous countryside views to the front**

**Rear lean to with water and electric**

**Good size kitchen diner**

**Two double bedrooms**

**Versatile loft room**

**Ideal for first time buyers or second home**

**Close to Cockermouth and Workington**

Offered for sale with no forward chain, this traditional terraced property has a great location and plenty to offer. Ideal for first time buyers, couples or perhaps as a second home, with easy access to the Lakes and a short drive to Keswick. The property is set in the quiet village of Broughton Cross, and enjoys lovely, open countryside views and offers a semi-rural feel, while being just a few minutes drive to both Cockermouth and Workington. It is also an excellent base from which to explore the Cumbrian coastline and the quieter, Western Lakes, and surrounding fells. The accommodation briefly comprises, entrance vestibule, spacious lounge with multi-fuel stove and lovely, open countryside views to the front. There is a good size contemporary kitchen diner, a rear hall leading to a ground floor bathroom and providing access to the rear lean to. To the first floor, the landing has a large storage cupboard and provides access to two large double bedrooms, both of which enjoy lovely views, and the master benefits from a full wall of fitted wardrobes. From the rear bedroom there are stairs leading to a versatile loft room, which would make a great play room or games room. Externally, the property has a low maintenance rear yard which leads to a shared area at the rear. Viewing is highly recommended to appreciate the accommodation on offer and the fantastic location.

## ACCOMMODATION

### Vestibule

Entered through a uPVC double glazed door with frosted glass panel, the vestibule has a frosted glass window, providing light from the lounge and a wooden glazed door providing access to the lounge.

### Lounge

A bright and spacious lounge which boasts a multi-fuel stove, set into the chimney breast with beautiful oak beam above, and tiled, slate hearth. A uPVC triple glazed window looks out over the open countryside to the front of the property, and there is a radiator and TV point.

### Kitchen

A spacious, contemporary kitchen, which incorporates a range of modern cream, wall and base units with contrasting work surfaces and tiled splashback's. There is space for a freestanding electric oven, which can be left if required. The kitchen features a stainless steel sink and drainer unit, with mixer tap, tiled flooring, a uPVC double glazed window and an open, under stairs space with lighting, ideal for table and chairs. Provides access in to the rear hall.

### Rear hall

The rear hall benefits from tiled flooring, and a wooden glazed door with frosted glass, leads out to the rear lean two and there is access into the bathroom, with stairs to the first floor.

### Bathroom

The bathroom has a modern, suite which briefly comprises of bath with mixer tap and wall mounted shower, attachment, a pedestal sink and toilet with fully tiled walls and tiled flooring. There is a radiator, a wall mounted fan heater and a uPVC double glazed frosted glass window.

### Rear lean to

A useful rear lean to, with corrugated, plastic ceiling. A wooden glaze door leading out onto the rear of the property and the lean to benefits from plumbing for washing machine and covered, outdoor electric sockets.



### **First floor landing**

Benefiting from a large storage cupboard, with internal shelving, the first-floor landing provides access into two double bedrooms.

### **Bedroom one**

A generously proportioned, light and airy, master bedroom, benefiting from floor to ceiling fitted wardrobes, which also house the Baxi Combi boiler. There is decorative coving to the ceiling, and a double glazed window, which enjoys a beautiful open countryside view to the front of the property, with a radiator below.

### **Bedroom two**

This spacious double bedroom has a double glazed window which overlooks the rear of the property with views towards the river Derwent. There is a useful recessed area, ideal for storage, fitted with shelving, decorative coving, a radiator, and a staircase, leading to the attic room.

### **Attic room**

Accessed via a staircase, this fully insulated, fantastic, versatile space would make a great home office or games room. The room benefits from a radiator and a Velux skylight window. There is lovely exposed wooden beams and additional storage into the eaves.

### **Externally**

To the rear of the property, there is an enclosed, low maintenance rear yard with access into a further shared area to the rear.

### **TENURE**

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

### **COUNCIL TAX BAND A**

### **EPC TBC**



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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.





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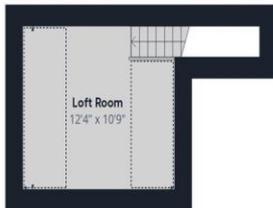
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Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
857.51 ft<sup>2</sup>

Reduced headroom  
72.11 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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