GRISDALES
PROPERTY SERVICES

139 Church Meadows, Great Broughton, CA13 0JL

£119,950

This delightful semi-detached house presents an excellent opportunity for local people seeking a modern and affordable home. It's ideal for small families, couples, or individuals looking for comfortable living space.

The house boasts a pleasing outlook, enhancing the overall appeal of the property. Its location is particularly advantageous, offering a sense of community while remaining conveniently close to local amenities such as shops and the local primary school. The well-maintained interior reflects a commitment to quality, ensuring you can move in with ease and enjoy your new home from day one.

The property features a welcoming reception room with sliding patio doors leading to the garden which provides a lovely enclosed outdoor space - great for children! Additionally, the availability of parking for two cars adds to the convenience of this great home.

It represents a fantastic opportunity within the AFFORDABLE HOME SCHEME, making it an attractive option for first-time buyers or those looking to downsize. With its modern design and excellent location, this property is sure to capture the interest of many. Do not miss the chance to make this lovely house your new home.

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T: 01900 829 977 | E: cockermouth@grisdales.co.uk

WHAT YOU NEED TO KNOW

Gas central heating
Double glazing

The property is part of the Allerdale Borough Council Affordable Housing Scheme which means that it is sold at a discounted price and is subject to a 106 Agreement. It can only be sold to those who meet the criteria set down as follows:
a) the purchaser must have a need for affordable housing
b) the purchaser must not own another property
c) the property is subject to a Local Occupancy clause which means that you must live or have previously lived in the Borough of Allerdale and have a direct connection with the area.
You will need to complete an application form with Allerdale Borough Council. Please see Grisdales for further information.

There is a rent charge (service charge) payable annually for the development. For 2025 the sum of £125 was payable. The property is freehold.

ENTRANCE

The property is accessed via a composite door and that leads into:

INNER HALLWAY

With door to cloakroom and into the lounge. Vinyl flooring.

LOUNGE

15'5" x 12'0" (4.72 x 3.68)

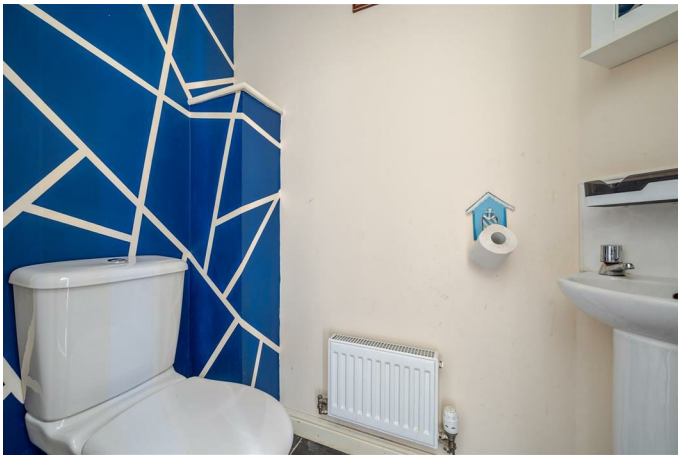
With stairs to the first floor and understairs alcove (great for storage) and sliding doors to the garden. Television and telephone points. Door into kitchen.

KITCHEN

8'11" x 8'2" (2.74 x 2.49)

Fitted with a good range of base and wall units in light wood effect with laminate worktop over and matching upstands. It includes 1.5 bowl stainless steel sink, integrated electric oven with gas hob, splashback and extractor fan and space for fridge freezer. Wall mounted boiler, vinyl flooring, aspect to the front.

CLOAKROOM



Fitted with low level w.c. and wash basin. Vinyl flooring.

FIRST FLOOR LANDING

With access to both bedrooms and the bathroom.

BEDROOM 1

12'11" x 8'7" (3.96 x 2.64)

Double room to the rear with built in wardrobe.

BEDROOM 2

11'3" x 6'7" (3.43 x 2.01)

Single room to the front.

BATHROOM

Well fitted with bath and shower over, wash basin and w.c. Vinyl flooring,

PARKING

There are two parking bays to the front of the property as shown on the Title Deeds and Title Plan

FRONT GARDEN

There is a small garden to the front and a path to the front door

REAR GARDEN

There is an enclosed garden to the rear with path, lawn, decking and a shed.

DIRECTIONS

From Cockermouth take the A66 towards Workington. Turn right signed to Great Broughton, go over the bridge, up the hill then turn right signed to Little Broughton. Turn immediately left into Ghyll Bank and proceed up the hill into Church Meadows and follow the road round. Towards the end as the road bears left, go straight on, turning left further up and the property is located in the cul de sac, clearly numbered.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band B (subject to verification).

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

*Please note these details have yet to be approved by the vendors.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE

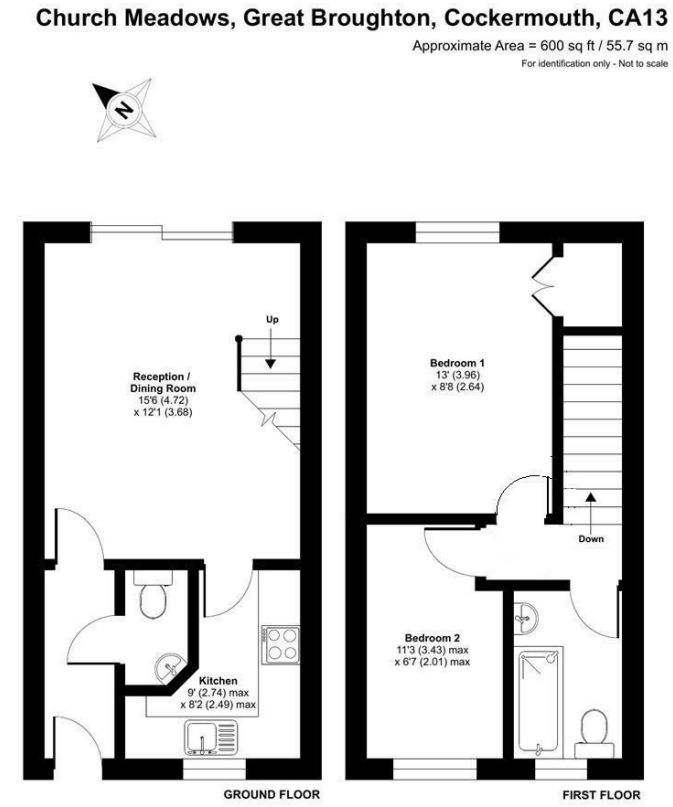
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's

fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

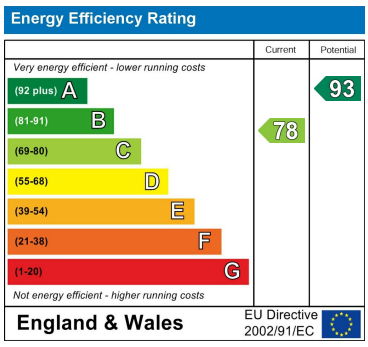
Floor Plan

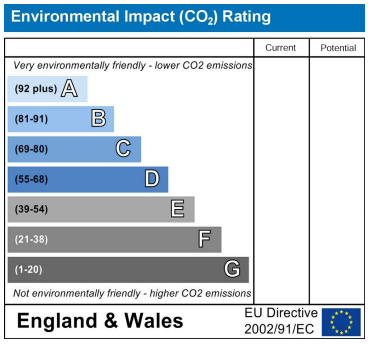


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Grisdales. REF: 1269091

Area Map

Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.