

## 1 Moor Cottages Moor Road, Great Broughton, Cockermouth, CA13 0YT

**£110,000**

Located in the centre of Great Broughton is this delightful two bedroomed end-of-terrace cottage which presents an excellent opportunity for first-time buyers or savvy investors.

There's a welcoming reception room that offers a warm and inviting atmosphere and beyond is a well fitted and practical kitchen - upstairs there are two bedrooms and a bathroom. The cottage does require some attention, allowing you to add your personal touch and truly make it your own and with a good imagination you could soon have a delightful home tailored to your own style and taste.

Great Broughton is known for its friendly community and beautiful surroundings, making it a wonderful place to call home. Not only that but there are some great facilities including a shop, pubs, and a primary school. It's also convenient to the A66 to Cockermouth and Workington.

In summary, this two-bedroom end-of-terrace cottage is a fantastic opportunity for those looking to invest in a property with potential. With a little care and attention, it could become a charming home in a lovely village setting. Don't miss out on the chance to view this property and envisage the possibilities it holds.

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

## THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

## ENTRANCE

The property is accessed via UPVC door which leads straight into the lounge/dining room.

## LOUNGE/DINING ROOM

17'7" x 15'8" (5.38 x 4.80)



With dark wood effect laminate flooring, gas fire on marble hearth with matching surround and dark stone mantelpiece over. Television point, window to the front, spotlighting, stairs to the first floor with understairs cupboard providing some good storage space. Door leading into the kitchen.

## KITCHEN

6'5" x 10'5" (1.98 x 3.20)



Fitted with a range of base and wall units in grey with chrome handles and grey laminate worktop over with coloured ceramic tile splashback. Includes stainless steel sink with mixer tap, plumbing for washing machine, integrated electric oven with 4-ring gas hob over and extractor fan. Integrated fridge/freezer. Laminate floor, window to the side and spotlight.

## STAIRS AND LANDING

Cupboard with slatted shelving and water tank. Access into the loft.

## BEDROOM 1

12'2" x 8'9" (3.71 x 2.67)



Double room to the front.

## BEDROOM 2

11'8" x 6'11" (3.56 x 2.13)



Spacious single room to the side.



## BATHROOM

9'3" x 4'5" (2.82 x 1.37)



Pale green suite comprising bath, wash basin and WC. Fitted around sanitary fittings with grey patterned ceramic tiles. Wall mounted electric shower over. Dark wood effect laminate flooring, spotlights and frosted window to the side. Chrome and glass bathroom fittings.

## PARKING

Parking is on the road.

## EXTERNALLY

Diagonally opposite the front door is a store room (the one on the left), opposite which is a place for bins. There is a small area to the rear of the property.

## DIRECTIONS

From Cockermouth take the A66 towards Workington. At Great Broughton turn right, proceed over the bridge, into the village and continue signed to Broughton Moor. 1 Moor Cottages, The Went, is located on Moor Road on the right hand side just after The Paddocks.

## COUNCIL TAX

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

## 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.

## 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

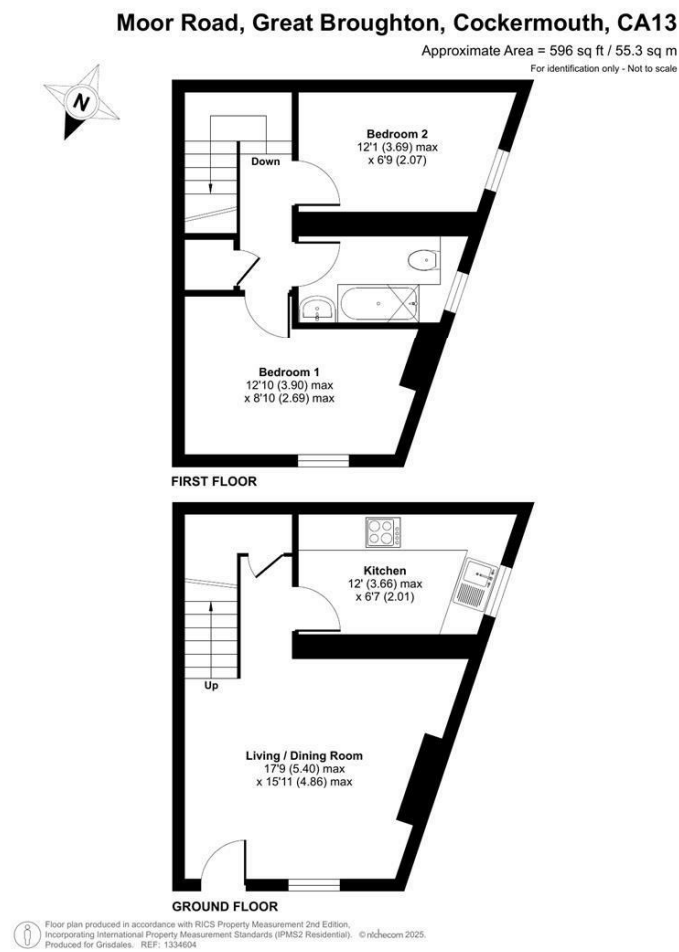
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

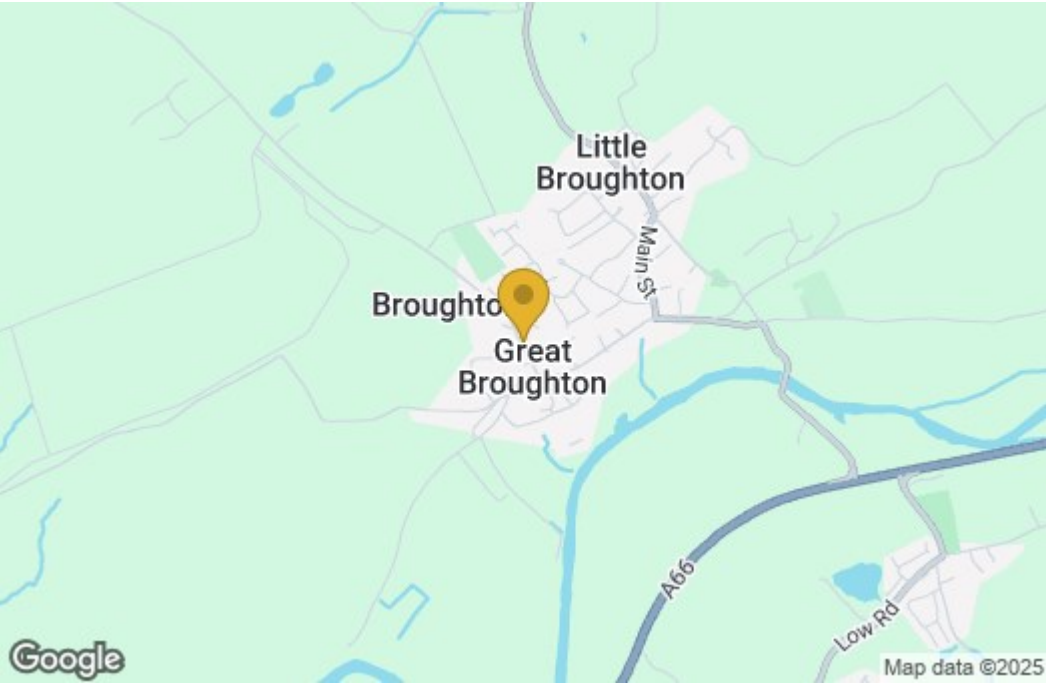
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let

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.

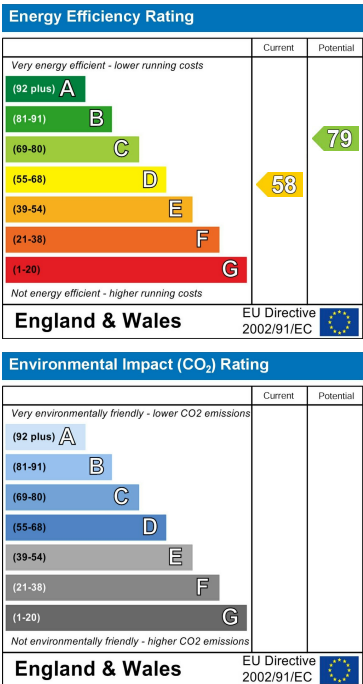
Floor Plan



Area Map



Energy Efficiency Graph



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