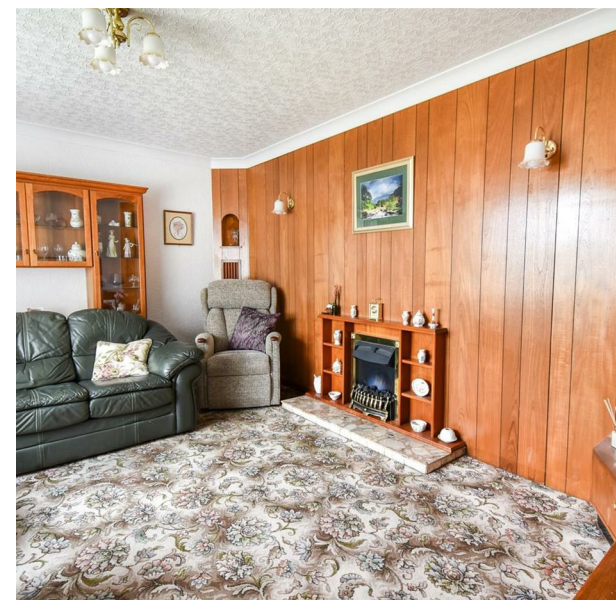


Kirklea, Little Broughton, Cockermouth, Cumbria, CA13 0LS

Asking Price £245,000

Council Tax Band: C



Price Reduced

Located in the popular village of Little Broughton near Cockermouth, this lovely, detached bungalow offers so much.

Siting on a very large plot, it is set back from the road by a front garden that has two driveways with off-street parking for up to four vehicles. The fabulous rear garden is level and relatively low maintenance, perfect for relaxing in.

A much-loved family home, built to a one-off design, the attributes of this property include:

- Two, proper double bedrooms.
- Bathroom with walk-in double shower cubicle.
- Spacious lounge and kitchen and large utility room.
- Integrated garage with electric roller door.
- A new gas boiler, and upgraded central heating system.
- New composite front and back doors and modern double glazing throughout.

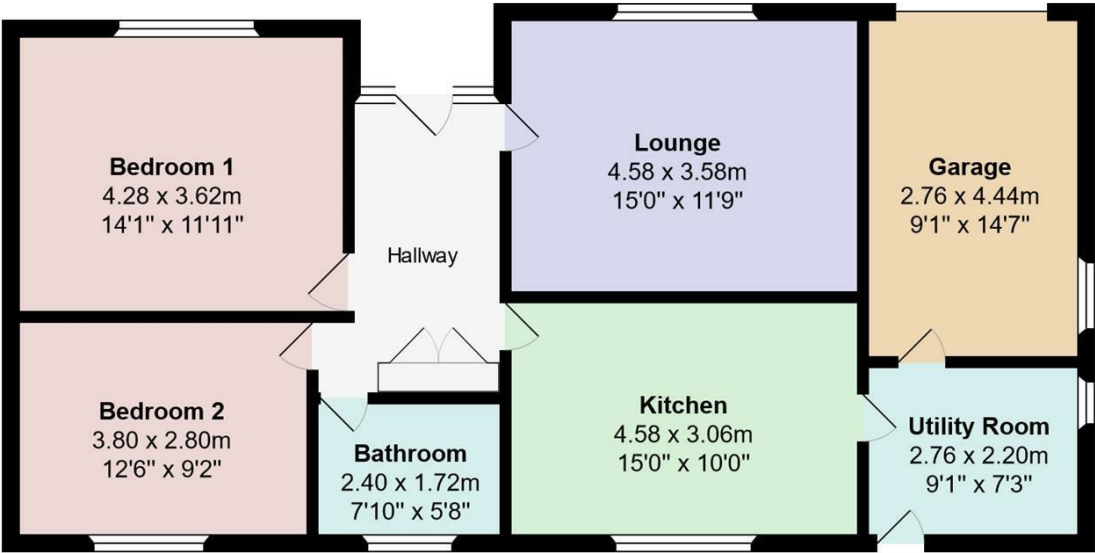
In summary, an exceptionally well maintained, property, in a great location with high quality, useable space in all the right places. Early viewing is highly recommended.



Open House West Cumbria

Floor Plan: Westways, Kirklea, Little Broughton

Not to Scale: Dimensions and layout for guidance only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	