



## Great Broughton      Offers in the region of £240,000

1 Chapel Terrace, Great Broughton, Cockermouth, CA13 0YU

A charming modernised three bedroom period end terrace house pleasantly situated in the village of Great Broughton located three miles from Cockermouth and seven miles from Workington. The village amenities include a shop, primary school and village hall.

### Quick Overview

Charming period end terrace house

Popular village location

Three miles from Cockermouth

Seven miles from Workington

Characterful original features

Three bedrooms

Two bath / shower rooms

Living room, fitted dining kitchen and  
utility room

Front garden and small rear yard

On-site parking



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Ultrafast  
Broadband  
Available



1

Property Reference: KW0507



Living Room



Dining Kitchen



Utility Room



Bathroom

## Accommodation

### Ground Floor:

#### Entrance Vestibule

#### Entrance Hall

With radiator.

#### Living Room

With bay window, brick fireplace with wood burning stove, radiator.

#### Dining Kitchen

With fitted base and wall units, sink with mixer tap, integrated oven, hob and extractor unit, stone fireplace, exposed beams, radiator, built in cupboard.

#### Utility Room

With fitted base unit, sink with mixer tap, plumbing for washing machine, radiator, external door.

#### Bathroom

With WC, wash hand basin, bath with shower over, heated towel rail.

### First Floor:

#### Landing

With radiator.

#### Bedroom One

With radiator.

#### Bedroom Two

With radiator.

### Second Floor:

#### Landing

#### Bedroom Three

With roof windows, radiator, built in eaves cupboards.

#### En-suite Shower Room

With WC, wash hand basin, shower cubicle, heated towel rail.





Living Room



Dining Kitchen





Bedroom One



Bedroom Two



Bedroom Three



En-suite

### Outside:

Front forecourt providing on-site parking, front garden with shrubs, trees and garden shed. Small rear yard with pedestrian access and external store.

### Services

Mains water, electricity, gas and drainage. Gas central heating.

### Tenure

Freehold.

### Council Tax

Band A.

### Right Of Way

The adjoining properties have a right of way over the front forecourt of 1 Chapel Terrace.

### Directions

From the A66 follow the turning signposted to Great Broughton and bear left continuing into the village centre onto Main Street. After passing the village shop bear right onto Moor Road and continue ahead. Chapel Terrace is located on the left immediately after the Chapel and before the primary school.

### What3words

///bombshell.typical.stumps

### Viewings

By appointment with Hackney & Leigh's Keswick office.

### Price

Offers in the region of £240,000.

### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT).





Bedroom One



Bedroom Three





Rear Garden



Rear Garden

[Request a Viewing Online](#) or Call 01768 741741



## Meet the Team

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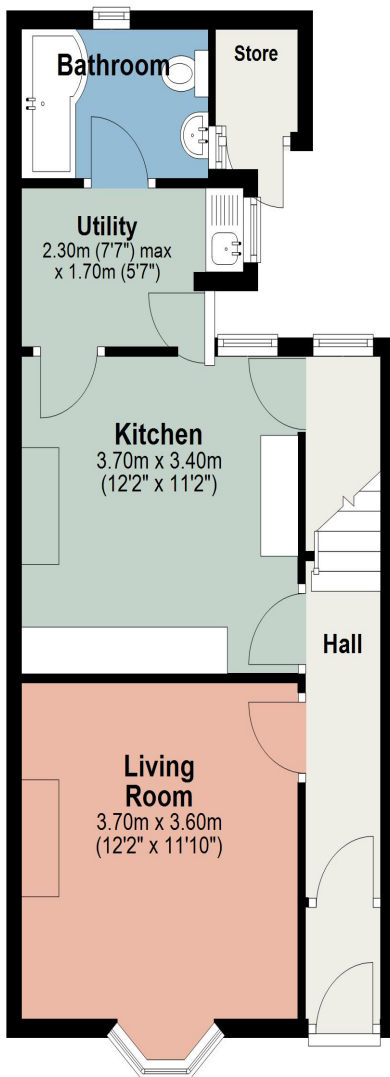


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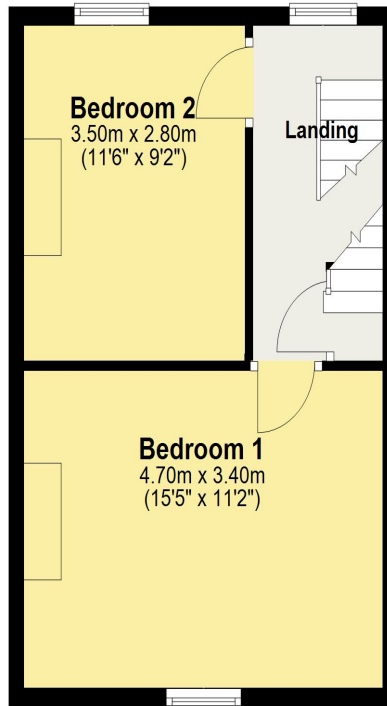
## Ground Floor

Approx. 43.4 sq. metres (466.9 sq. feet)



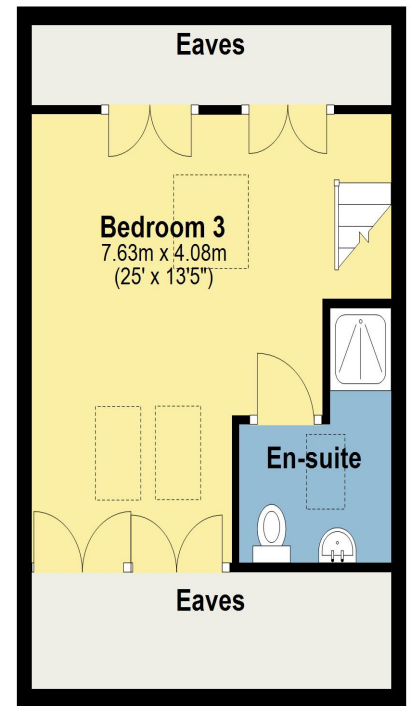
## First Floor

Approx. 32.9 sq. metres (353.8 sq. feet)



## Second Floor

Approx. 35.1 sq. metres (377.5 sq. feet)



Total area: approx. 111.3 sq. metres (1198.2 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

## 1 Chapel Terrace, Great Broughton

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