



**24 St. Bridgets Close, Brigham, Cockermouth, CA13 0DJ**

Fixed Price: **£210,000**

**PFK**

## 24 St. Bridgets Close

### The Property:

**An immaculately presented three bedroom semi-detached home in Bringham, offered at a discounted price under an affordable housing scheme.**

**Available at 80% of its full market value, the property is open to buyers who meet the eligibility criteria and have a local connection.**

The accommodation is in excellent condition and ready to move straight into. On the ground floor, there is a bright living room with doors leading out to the rear garden, a modern kitchen with integrated appliances, and a useful downstairs WC.

Upstairs, there are three bedrooms, including two doubles and a single, along with a family bathroom. The main bedroom also benefits from an ensuite.

Externally, the property has a double driveway to the front. The rear garden has been thoughtfully improved with patio area, shed and planted beds, while remaining easy to maintain.

Built in 2019, the property also benefits from the remainder of its warranty.

Situated on a popular development in Bringham, it offers convenient access to Cockermouth and its range of amenities, including schools, shops and transport links.

**Available to purchasers who meet the scheme requirements.**





## 24 St. Bridgets Close

### Location & directions:

Brigham is a popular village just outside Cockermouth, offering a quieter setting while still being close to a wide range of amenities. Cockermouth itself is a well regarded market town with a good selection of independent shops, cafés, restaurants and supermarkets, along with highly regarded primary and secondary schools. The area is well placed for access to the A66, making it convenient for commuting towards Workington, Keswick and further afield. Surrounded by open countryside and on the edge of the Lake District National Park, Brigham is ideal for those who enjoy outdoor activities while still wanting easy access to everyday facilities.

### Directions

The property can easily be found on St Bridgets Close using postcode CA13 0DJ or by using what3words location [:///habit.attracts.scored](https://www.what3words.com/location/:///habit.attracts.scored)



- 3 bed semi-detached
- Offered at 80% of market value (eligibility applies)
- Immaculately presented
- Built in 2019 with warranty remaining
- EPC rating B
- Council Tax: Band C
- Tenure: Freehold

## ACCOMMODATION

### Hallway

4' 3" x 10' 10" (1.29m x 3.30m)

### Kitchen

7' 5" x 10' 10" (2.26m x 3.31m)

Kitchen fitted with matching gloss grey base and wall units and contrasting work surfaces. Includes space for a washing machine and fridge freezer, oven, four ring gas hob and extractor. 1.5 bowl sink with drainer set beneath a front facing window. Finished with wood effect flooring and recessed spotlights.

### Lounge

Spacious lounge featuring a media wall with a colour changing electric fire. French doors open onto the patio, providing plenty of natural light. There is ample space for a dining table, along with a useful storage cupboard beneath the stairs and window to the rear also.

### Downstairs WC

2' 11" x 4' 8" (0.89m x 1.42m)

WC with wash hand basin and tiled splashback. Obscured window to the front.

## FIRST FLOOR

### Landing

3' 3" x 9' 4" (1.00m x 2.85m)

### Bedroom 1

11' 4" x 9' 1" (3.46m x 2.78m)

Main bedroom with window to the rear and direct access into the ensuite shower room.

### Ensuite Shower Room

3' 7" x 9' 8" (1.08m x 2.95m)

Ensuite shower room comprising shower cubicle, wash hand basin, WC and heated towel rail. Obscured window to the rear and partly tiled walls.





### Bedroom 2

7' 9" x 10' 8" (2.35m x 3.25m)

Double bedroom with window to the front.

### Bedroom 3

7' 1" x 7' 5" (2.17m x 2.25m)

Bedroom with window to the front, currently used as a dressing room.

### EXTERNALLY

### Garden

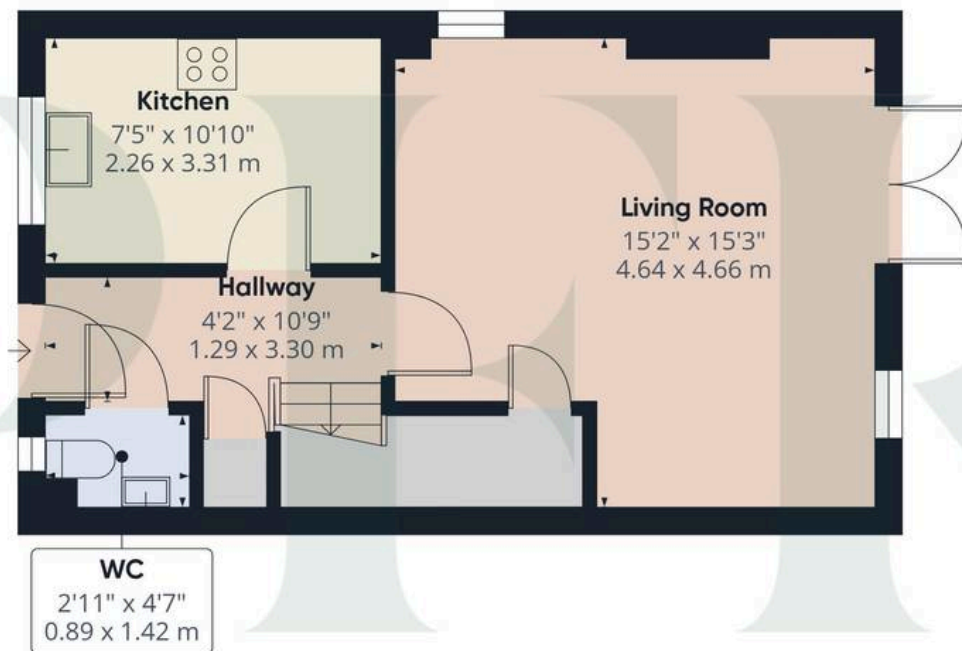
The rear garden has been thoughtfully improved with patio area, shed and planted beds, while remaining easy to maintain.

### DRIVEWAY

3 Parking Spaces



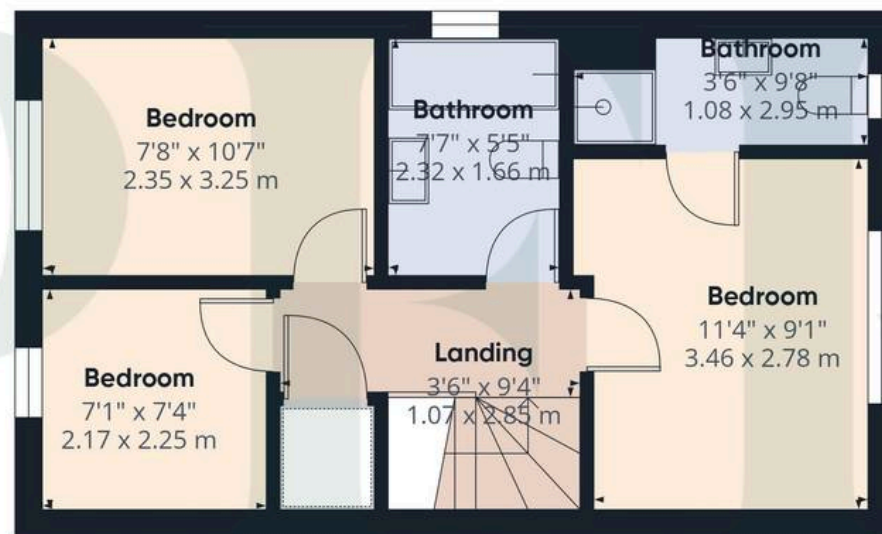




Floor 0

Approximate total area<sup>(1)</sup>

734 ft<sup>2</sup>  
68.2 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**ADDITIONAL INFORMATION**

**Eligibility Criteria**

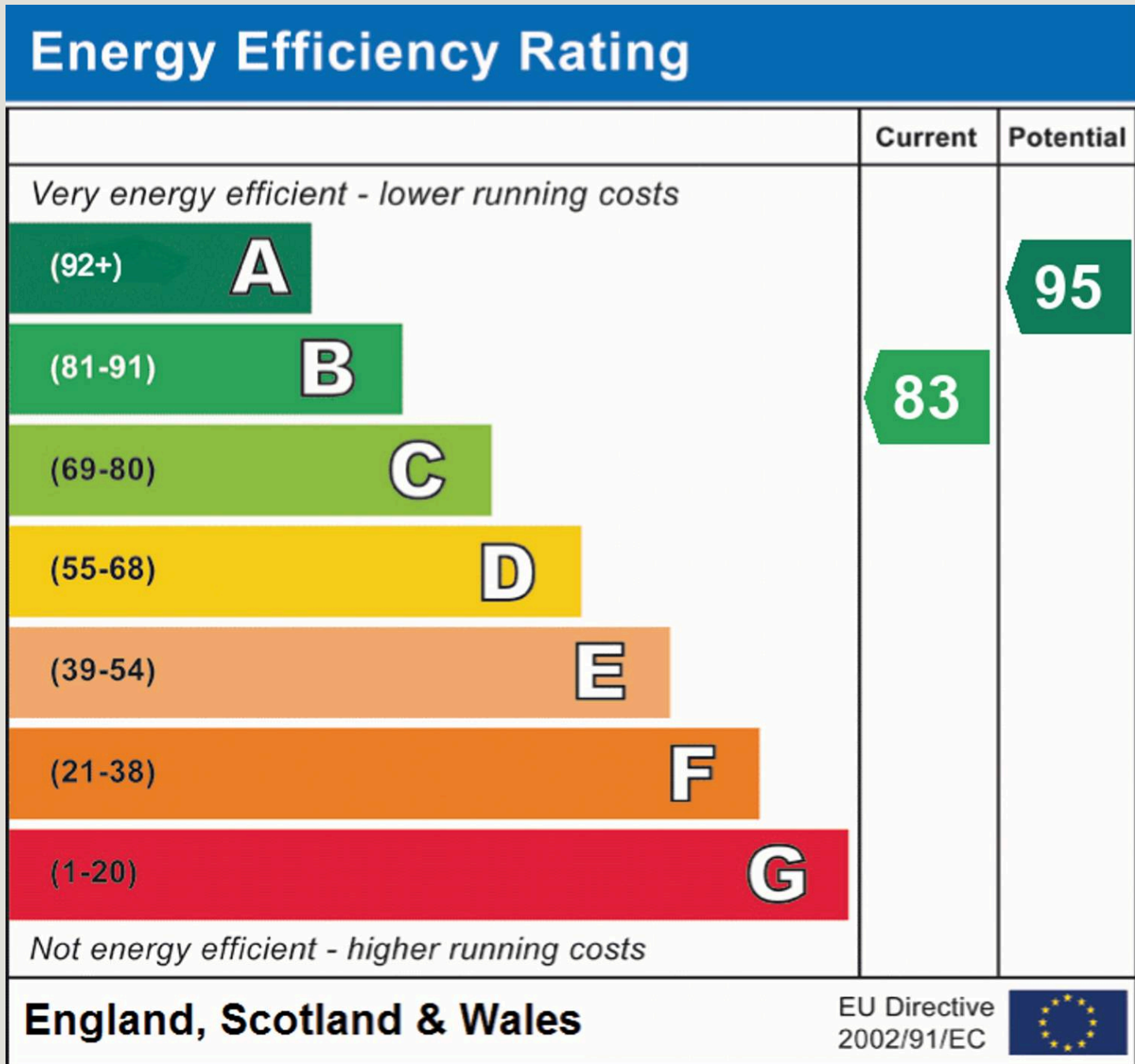
Eligibility is based on both affordable need and a local connection to the parish of Brigham. The discount is intended for households who would not otherwise be able to purchase the property at full open market value, meaning those who can afford the full price will not be eligible for the reduced price. The full price of the property would be £262,500. Applicants must also be able to demonstrate a strong local connection to Brigham. Further information on the eligibility criteria can be found here: <https://www.cumberland.gov.uk/housing/finding-home-allerdale/affordable-housing-allerdale>

**Services**

Mains gas, electricity, water & drainage. Gas fired central heating, underfloor heating on the basement level, and double glazing installed. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

**Referral Fee Disclosure**

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





## PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

[cockermouth@pfk.co.uk](mailto:cockermouth@pfk.co.uk)

[www.pfk.co.uk/](http://www.pfk.co.uk/)

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