



**34 Briar Bank, Cockermouth, CA13 9DL**

Guide Price **£210,000**

**PFK**

# 34 Briar Bank

## The Property:

Step into this beautifully presented two bedroom semi-detached bungalow, thoughtfully designed to offer bright and welcoming living spaces throughout. The elegant hallway greets you with warm wooden effect laminate flooring and natural light, leading into a spacious living room with a classic stone fireplace and large windows that flood the room with sunshine. The modern kitchen, fitted with sleek units and space for a four person table, opens into the sunroom and out onto the garden - perfect for both family meals and seamless indoor-outdoor living. Both bedrooms are generously sized, featuring large windows and a fitted wardrobe to the main bedroom for ample storage, while the contemporary bathroom boasts a full size bathtub and stylish fixtures. A charming sunroom overlooks the landscaped garden, providing a tranquil spot for morning coffee or evening relaxation.

Additional features include an attached garage, generous offroad driveway parking, and a meticulously maintained front garden that gives the home instant kerb appeal. The rear garden is a true highlight, with mature landscaping, a private patio area for alfresco dining, and a low maintenance design ideal for those seeking a peaceful retreat. This inviting bungalow is perfect for downsizers, or anyone looking for a cosy and modern home with plenty of light and sociable spaces. Early viewing is highly recommended, as properties of this calibre are rarely available for long.





## 34 Briar Bank

### Location & Directions:

Briar Bank is situated in a highly desirable residential estate on the edge of the market town of Cockermouth in the Borough of Allerdale, and set within the north western fringe of the Lake District National Park. It is convenient for the town centre, local schools and excellent amenities such as swimming pool, gymnasiums, two parks which both facilitate riverside walks and thriving local restaurants and public houses.

### Directions

The property can be found under postcode CA13 9DL

- Two bed semi detached bungalow
- Well presented throughout
- Garage & offroad parking
- Low maintenance gardens
- quiet cul-de-sac location
- No chain
- EPC rating C
- Rated for business use as a holiday let
- Tenure Freehold



## ACCOMMODATION

### Hallway

14' 6" x 3' 11" (4.42m x 1.19m)

Accessed via wooden internal door from porch, wood effect laminate flooring, loft access via hatch.

### Living Room

13' 2" x 12' 10" (4.02m x 3.91m)

Light and airy front aspect room with decorative coving, electric fire in stone hearth and surround, wood effect laminate flooring, space for three piece suite, point for TV.

### Kitchen

10' 2" x 9' 4" (3.10m x 2.84m)

Dual aspect room comprising a range of base and wall units in a white shaker style finish with complementary granite effect countertop. Four burner electric hob with separate electric oven and grill, extractor fan and tiled splashbacks. 1.5 bowl stainless steel sink with drainage board and mixer tap, plumbing for undercounter washing machine, space for a 4 person dining table, wooden internal door giving access to sunroom.

### Sunroom

4' 8" x 6' 0" (1.41m x 1.83m)

Triple aspect room with door leading to garden.

### Bedroom 1

10' 10" x 10' 3" (3.30m x 3.12m)

Rear aspect double bedroom with a range of fitted wardrobes and storage drawers, decorative coving.

### Bedroom 2

10' 7" x 10' 4" (3.23m x 3.15m)

Front aspect double bedroom with decorative coving.





### **Bathroom**

6' 5" x 5' 5" (1.96m x 1.65m)

Rear aspect room comprising three piece suite with wc, wash hand basin and bath with mains powered shower over, tiled walls and floor.

### **Garage**

16' 9" x 9' 2" (5.10m x 2.79m)

### **EXTERNALLY**

#### **Front Garden**

To the front of the property is a lawned garden with mature shrubbery.

#### **Rear Garden**

To the rear is a low maintenance garden laid to patio seating area, and raised space with decorative chippings and mature shrubbery.

### **Garage**

Attached single garage.

### **Driveway**

2 Parking Spaces

Driveway parking for two cars.



4'7" x 6'0"  
1.41 x 1.83 m

**Bathroom**  
6'5" x 5'4"  
1.96 x 1.65 m

**Bedroom**  
10'3" x 10'9"  
3.12 x 3.30 m

**Kitchen**  
10'2" x 9'3"  
3.10 x 2.84 m

**Hallway**  
3'10" x 14'6"  
1.19 x 4.42 m

**Bedroom**  
10'4" x 10'7"  
3.15 x 3.23 m

**Living Room**  
12'9" x 13'2"  
3.91 x 4.02 m

**Garage**  
9'1" x 16'8"  
2.79 x 5.10 m

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

767 ft<sup>2</sup>

71.2 m<sup>2</sup>

(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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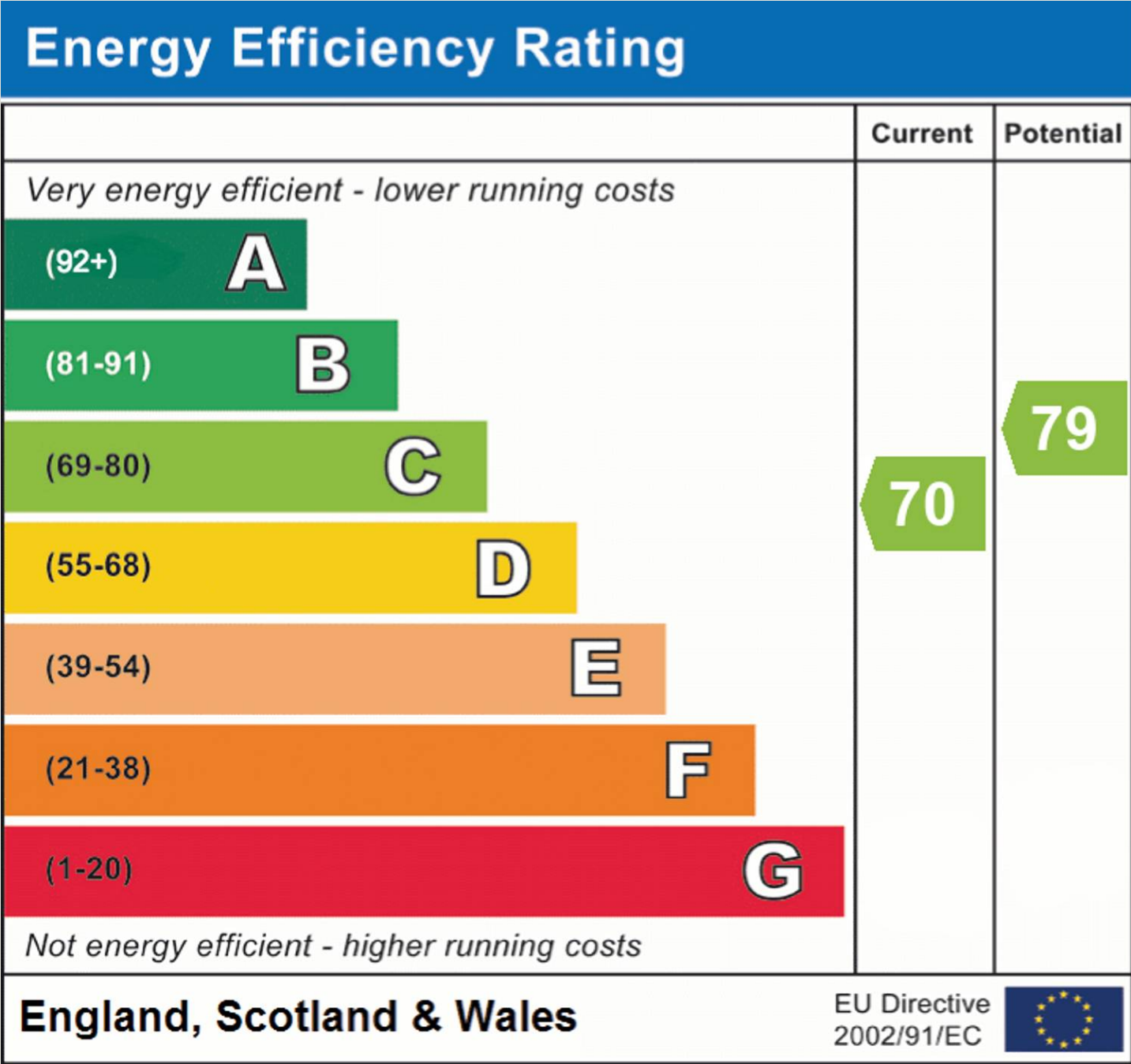
ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas fired central heating 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

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