



**Old Barns
Sunderland
Cockermouth
Cumbria
CA13 9SS**

Offers In Excess Of £595,000

bettermove

Cockermouth

Bettermove are proud to present this 4 bedroom detached house in Sunderland.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via garage and driveway.

The council tax band is D.

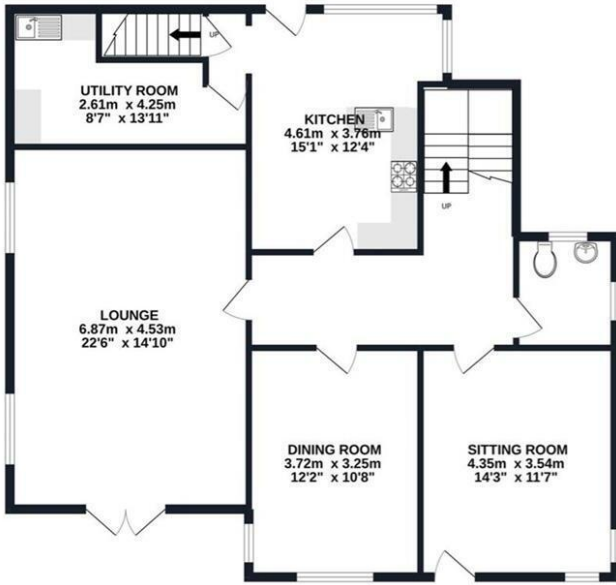
The interior of this beautifully presented property comprises a spacious living room, dining room, sitting room, utility room, downstairs WC and fitted kitchen on the ground floor. The first floor consists of 4 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular hamlet of Sunderland, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Aspatria (6.5 miles), variety of bus routes and the A595.

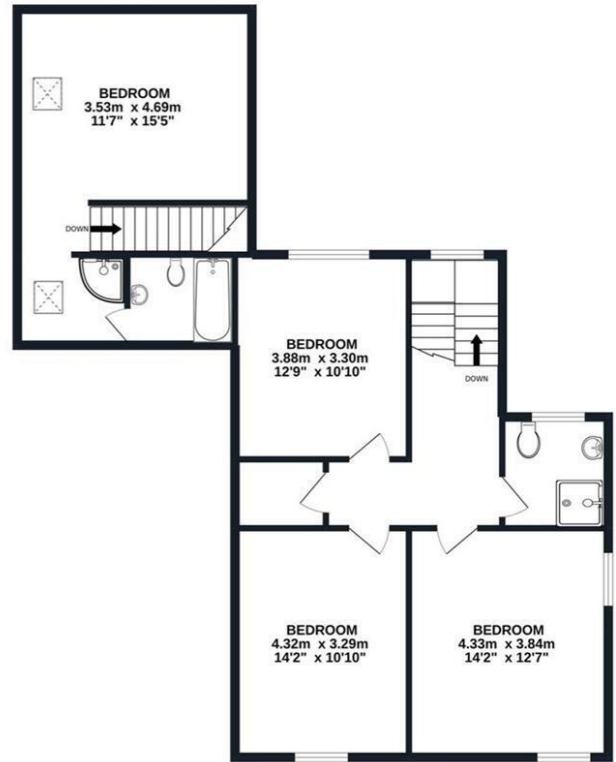
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



GROUND FLOOR
107.7 sq.m. (1160 sq.ft.) approx.



1ST FLOOR
89.1 sq.m. (959 sq.ft.) approx.



TOTAL FLOOR AREA : 196.9 sq.m. (2119 sq.ft.) approx.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G	22	
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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