



**Offered for sale with no forward chain**

**Well presented throughout, with tasteful modern décor**

**Popular historic market town, on the fringe of the Lake District National Park**

**Catchment area for both Cockermouth, and Keswick schools**

**Front and rear gardens**

Offered for sale with no forward chain, this beautifully presented spacious detached family home, is in a popular residential area on the outskirts of Cockermouth town centre. Cockermouth has always been a popular place for families, lying on the fringe of the Lake District National Park. This beautiful historic market town has plenty of amenities which are within easy walking distance of this lovely home, the prestigious Cockermouth School is within easy reach, and there are frequent buses to Keswick and easy access to the neighbouring towns of Workington. Located on a corner plot the property has excellent potential for further extension in the future, subject to planning. Well presented throughout with tasteful modern décor, wooden flooring, and oak doors, this beautiful property is ready to move into and would make a fantastic family home, or perhaps first-time buyer or couple.

On entering the property you will find yourself in the hallway, with built-in cabinet housing the meter, and large under stairs storage cabinet, with oak glazed door leading you into a beautifully presented light and spacious lounge, with oak pocket doors, leading into the kitchen diner, and offering the opportunity to open plan the ground floor when required, making it a great house for entertaining guests. The large open plan kitchen diner has patio doors which lead out onto the rear garden. To the first floor the landing provides access into three beautifully presented bedrooms, which all boast fitted wardrobes, the stylish family bathroom is also conveniently located by the bedrooms on the first floor and incorporates two separate vanity units.

Externally the property continues to impress with a block paved driveway, providing off-road parking, which leads to the garage. With a pleasant front garden, with side access to a good size rear garden, with well-maintained lawn, patio, and mature shrubs to the border. From the garden there is access to a useful lean to, which is to the rear of the property which would make a great greenhouse, or just somewhere to sit and relax and enjoy the garden, with integral access into the garage, where you will find a useful utility space to the rear.

**Beautifully presented detached family home**

**Three good size bedrooms all boasting fitted wardrobes**

**Walking distance to the town centre, and local amenities**

**Block paved driveway, plus large garage, with utility area**

**Open plan kitchen diner, with patio doors**



## ACCOMMODATION

### Entrance hall

Entering through the uPVC double glazed door with frosted glass panels and matching sidelight, the well presented entrance hall gives the first glimpse of the lovely finish to this family home. The tasteful décor complements the contrasting wooden flooring, with oak glazed doors leading into the kitchen and lounge, and a large under stairs storage cupboard, with sliding oak door, and wall mounted light, offering excellent storage. The built-in wooden cabinet to the front of the hall cleverly hides the meters, and there is a modern anthracite column style radiator.

### Lounge

The bright and spacious lounge is beautifully presented with neutral décor, complemented by the oak flooring, skirtings and windowsill. A feature gas fire seats in a modern suite, with mantle and hearth. A uPVC double glazed window looks out over the front garden, with a modern anthracite column style radiator below. With a TV aerial point, and decorative coving to the ceiling, with lovely oak sliding doors, leading into the kitchen diner, this lovely pocket door slides inside the wall so the whole place can be opened up, making it a great entertaining property.

### Kitchen diner

The contemporary open plan kitchen diner incorporates a range of wood effect wall and base units, with contrasting quartz effect work surfaces, and tiled splash backs. With a 1.5 composite sink and drainer unit with mixer tap, built-in electric oven, and Neff integrated microwave oven above. A black glass Siemens hob sits below a stainless steel and glass extractor hood. To the side of the oven is a fantastic pull-out pantry style cupboard, and there is an integrated dishwasher. The oak flooring continues throughout the ground floor, and to the dining area there are uPVC double glazed patio doors, which lead out onto the rear garden, with vertical column style anthracite radiator. A uPVC double glazed window which looks into the rear lean to, and tasteful modern décor.

### Lean to

The rear conservatory/lean to is accessed from the patio, with large uPVC double glazed windows looking out over the rear garden, with carbon fibre roof, and a uPVC double glazed door with frosted glass. With wall mounted lighting, and access into the integral garage, where you will find plumbing for a washing machine, and space for a tumble dryer.





### **First-floor landing**

The first floor landing has a pulldown ladder, with loft access to the ceiling, with lovely two tone balustrades, and oak doors providing access into the bathroom, and three bedrooms, with a large built-in storage cupboard housing the water tank, with useful internal shelving, a uPVC double glazed window, which enjoys a lovely elevated view across Cockermouth, and decorative coving to the ceiling.

### **Bedroom one**

Located at the front of the property is this well presented light and airy double bedroom. With a uPVC double glazed window which overlooks the front of the property, with a radiator below, and boasting modern fitted wardrobes with mirrored sliding doors. With beautiful modern décor, and decorative coving to the ceiling.



### **Bedroom two**

Located at the rear of the property the second well proportioned, beautifully presented double bedroom also boasts large, fitted wardrobes with sliding mirrored doors, offering excellent storage. With a uPVC double glazed window which looks out over the rear garden, with a radiator below, and decorative coving to the ceiling.

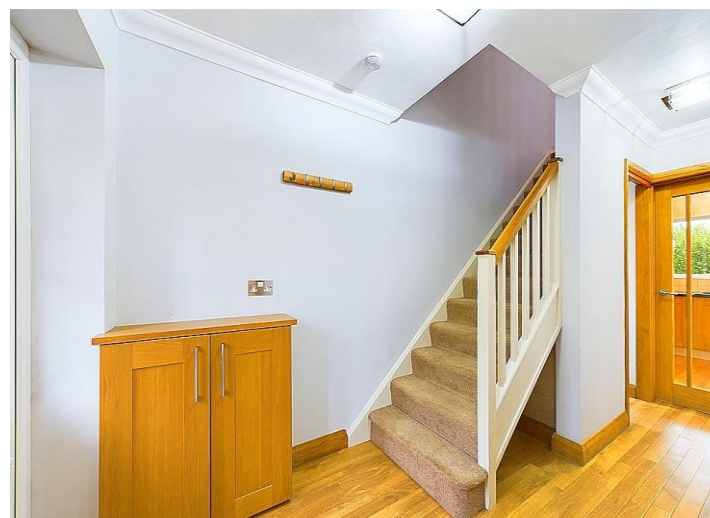
### **Bedroom three**

The third bedroom is a good-sized single room, the current vendor has made the most of the over stair's space, by fitting a large wardrobe with hanging rails and shelving. A uPVC double glazed window which overlooks the front of the property, and decorative coving to the ceiling, with a radiator.



### **Family bathroom**

Stylish modern family bathroom incorporates a large built-in vanity unit, with concealed cistern toilet, and mounted sink with pedestal tap, and storage cabinet below. A bath with mixer taps, and electric shower above, with a sliding glass shower screen, a wall mounted chrome towel heating radiator, and useful built-in storage cabinets. With quartz effect work surfaces, and a wall mounted mirror, tiled flooring and walls. A uPVC double glazed frosted glass window, panelling and spotlights to the ceiling, with extractor fan.





## Externally

To the front of the property is a good size block paved driveway, providing off-road parking which leads to the garage, to the side of the property. There is a pleasant front garden with mature shrubs and trees. To the rear of the property is a low maintenance garden which is walled around, with a well maintained lawn, and patio area to the rear of the house with mature shrubs and bushes to the borders adding privacy. There is a lean to accessed from the garden, which provides internal access into the garage.

## TENURE

We have been informed by the vendor the property is freehold

## COUNCIL TAX BAND C

## EPC D

## LOW FEES, LOCAL EXPERTISE

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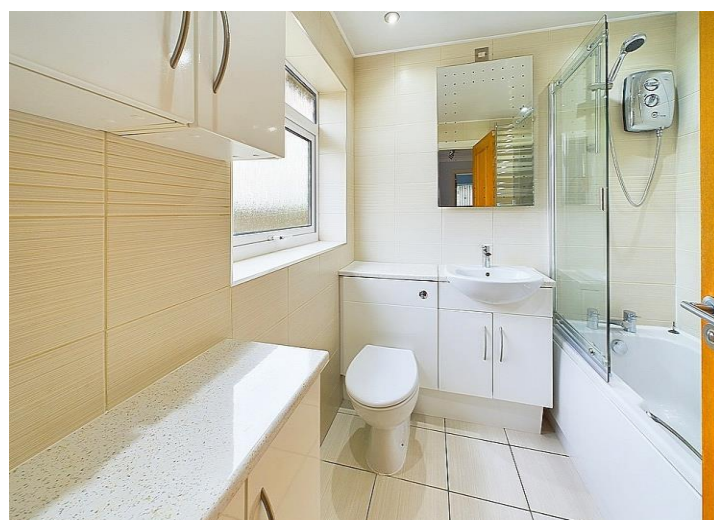


## MORTGAGES

Need help finding the right mortgage for your needs? First Choice Move Mortgage Services are part of the Mortgage Advice Bureau network, one of the UK's largest award-winning mortgage brokers. We can search from a selection of over 90 different lenders with over 12,000 different mortgages, including exclusive deals only available through us, to find the right deal for you. Our advice will be specifically tailored to your needs and circumstances, which could be for a first-time buyer, home-mover, or for remortgaging or investing in property. Contact us on 01946 413001 to arrange a free consultation with one of our experienced and dedicated in house mortgage and protection advisers. You may have to pay an early repayment charge to your existing lender if you re-mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

## NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.









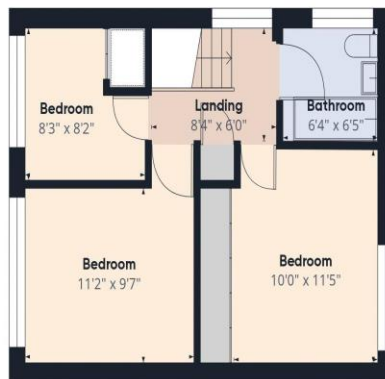
Ground Floor

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

1055.4 ft<sup>2</sup>

Reduced headroom

13.32 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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