



Offered for sale with no forward chain

Highly desirable location

Stylish kitchen in great condition

Modern bathroom to the ground floor

Property boasts a garage, providing off-street parking

Ideal for first time buyers and investors

Spacious lounge with exposed beams

Two spacious and well presented double bedrooms

Walking distance to Cockermouth town centre

Easy access to A66 offering excellent transport links

Offered for sale with no forward chain is this charming traditional terraced home. The property is located just a stone's throw from the attractive Cockermouth town centre with its wide range of shops and amenities. Cockermouth has always been a popular place to live, 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, Maryport and Whitehaven. This property would make an excellent first home and be equally suited to someone looking to downsize or perhaps are looking for a holiday home or buy to let investment. The property has been well maintained and is ready to move into.

Stepping inside you will find yourself in the spacious lounge, with charming, exposed beams. Located just off the lounge, the stylish kitchen is in great condition. The modern family bathroom is also located on the ground floor. To the first floor there are two spacious double bedrooms, both of which are dual aspect, making them light and airy.

Unlike most terraced homes, the property benefits from a good sized garage, providing off-street parking, or could simply be used for storage. To view this charming cottage and all it has to offer please call the office to arrange a viewing.

ACCOMMODATION

Lounge

The spacious lounge is well lit, with decorative wall lights and ceiling spotlights, set between the exposed beams. The lounge benefits from a useful, under stairs storage space, a radiator and a uPVC double glazed, window looking out to the front of the property. Provides access to the kitchen and there are open stairs to the first floor.

Kitchen

The kitchen has a range of cottage style, shaker wall and base units with contrasting work surfaces and tiled splash backs. A stainless steel sink, with draining board and mixer tap, is set beneath a uPVC double glazed window looking out to the rear of the property. There is a stainless steel Neff oven, with black glass hob and extractor canopy above, with space and plumbing to house a freestanding washing machine and undercounter fridge. Tastefully decorated, the kitchen benefits from tile effect flooring and leads through to the rear hall. The kitchen also houses the central heating boiler.

Rear hall

Here you will find a uPVC double glazed door leading out to the rear and a door to the family bathroom.

Family bathroom

The bathroom has a bath, with electric shower above, a pedestal sink and a push button toilet. There is an extractor fan, a radiator and a uPVC double glazed frosted window. The bathroom is part tiled and has contrasting, modern vinyl flooring

First floor landing

The landing benefits from a uPVC tilt and turn double glazed sash window and leads to both double bedrooms.

Bedroom one

The spacious double bedroom boasts dual aspect, uPVC tilt and turn, double glazed sash windows, making the room feel very light and airy. The bedroom has a radiator and a large, built in storage cupboard.

Bedroom two

The second bedroom is another good sized double bedroom benefiting from dual aspect, uPVC tilt and turn double glazed sash windows. The room also benefits from a radiator.

Garage

The property benefits from a good sized garage, with wooden doors, lighting and power. The garage could be used to provide off-street parking or could simply be used for storage.



TENURE

We have been informed by the vendor that the property is freehold.

COUNCIL TAX BAND A

EPC E

LOW FEES, LOCAL EXPERTISE

We are pleased to offer a family run, independent estate agent service in Cumbria, offering property sale services without the premium charges of high street estate agents. We have a range of low fee options and could save you thousands in estate agency fees. Launched in 2011 First Choice Move has grown rapidly, largely due to recommendations and referrals from our many happy customers. Not only could we save you a fortune, but our customers also love our extended open hours, 7PM during the week and 5PM on Saturdays. We offer free valuations, provide great photography and a friendly team which is there to support and guide you from the initial marketing to completion of the sale of your property.

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 re-mortgaging 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.



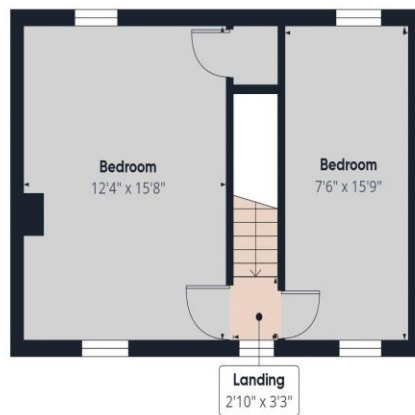


Approximate total area[®]

843.25 ft²

Reduced headroom

15.2 ft²



(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360