



For sale with no forward chain

Short drive to town centre and numerous schools

Good size kitchen with separate utility room

Potential to extend above the garage if desired

Spacious driveway and garage

Set in a quiet, attractive cul-de-sac

Spacious open plan lounge and diner

Bathroom plus downstairs WC

Pleasant garden to both the front and rear

Ideal to add your own stamp or value

Nestled in this quiet and attractive cul-de-sac, in this popular area of Cockermouth is this three-bedroom detached home. The property, which is offered with no forward sale, would make an ideal home for anybody looking to add their own taste, stamp and perhaps value to their next home. The property is just a short drive from the picturesque town centre of Cockermouth with numerous schools within easy reach. The property is set on a good sized plot, with a spacious driveway and garden to the front and a pleasant garden to the rear. Step inside you will find yourself in the hallway, which leads through to the spacious, open plan lounge and diner, with feature arch acting as a divide. The property has a good size kitchen which leads through to a separate utility room. Off the utility room you will also find a WC and there is a door leading into the rear of the garage. Heading up to the first floor, you will find three light and airy bedrooms and the family bathroom. Whilst the property is in need of some light modernization, it is largely décor, which you can change to suit your own taste. To fully appreciate all this property has to offer including its lovely setting please contact the office to arrange a viewing.

ACCOMMODATION

Hallway

The spacious hallway is accessed via a uPVC door with a frosted glass panel. The hallway benefits from a built-in cupboard, a radiator, decorative coving, and laminate flooring. Doors lead through to the open plan lounge/diner and kitchen. There are also stairs to the first floor landing.

Lounge/diner

The spacious room has plenty of natural light by the large, uPVC double glazed window to the front, and one in the dining area, looking out over the rear garden. There is a fireplace, with a tiled hearth, tiled insert, and contrasting wood surround. The room benefits from decorative coving, a dado rail and radiators below each of the windows. The feature arch separates the lounge and the dining area, with the dining area having plenty of space for a family size dining room table and chair set.



Kitchen

A well-maintained kitchen incorporating a range of wall and base units with a contrasting worktop and tiled splashbacks. There is a stainless steel sink with draining board and mixer tap, set below a uPVC double glazed window that looks down onto the rear garden. The kitchen has a large, under stairs storage cupboard, space for a cooker, a radiator and tiled flooring. A door leads through to the utility.



Utility

The utility room features wall and base units, with a granite effect worktop. There is tiled flooring, a radiator, and a uPVC double glazed frosted window. The utility leads to the ground floor WC and garage, whilst a half-glazed uPVC door provides access to the rear garden.

WC

Here you will find a toilet and wash basin, with tiled splashback. There is tiled flooring, a radiator and a uPVC double glazed frosted window.

Garage

The garage benefits from an up and over door, lighting, power points and a water supply. The garage also discreetly houses the Worcester combi boiler, which was installed in 2017 and has been serviced most years since.



First floor landing

The landing has a handy power point, linen cupboard with radiator and uPVC double glazed window. The landing provides access to all three bedrooms, bathroom, and the loft.

Bedroom one

A spacious double bedroom which currently has a range of fitted wardrobes and drawers. There is a radiator and a uPVC double glazed window, which has a pleasant outlook over the front of the property.

Bedroom two

A second double bedroom benefiting from a radiator and a uPVC double glazed window looking out onto the rear garden, with fells visible in the distance.

Bedroom three

The third bedroom benefits from a built-in cupboard, a radiator and a uPVC double glazed window that looks out to the front.

Bathroom

The bathroom currently has a grey suite, comprising of a bath with mixer tap and shower attachment. There is a toilet and pedestal hand wash basin, there are part tiled walls, an extractor, a radiator and a uPVC double glazed frosted window.

Exterior

At the front of the property, there is a spacious driveway which provides off-street parking and leads to the garage. There is a well maintained lawned garden to the front, with mature borders to one side providing a splash of colour. The rear garden feels rather private, with a spacious lawn and borders with a variety of plants, flowers and shrubs providing a pleasant feature. There is a patio area with a greenhouse and a good size garden shed. The garden is fenced around making it suitable for those with children or pets.

TENURE

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

COUNCIL TAX BAND C

EPC TBC



LOW FEES, LOCAL EXPERTISE

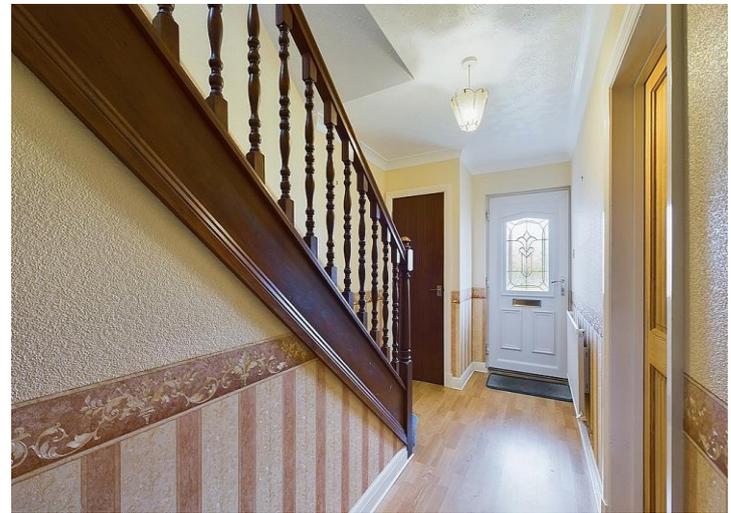
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MORTGAGES

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NOTE

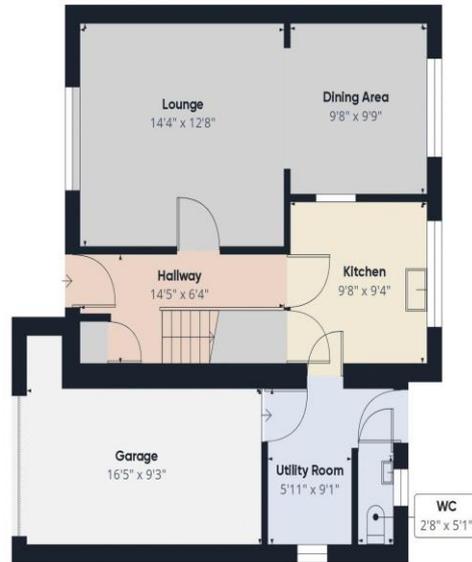
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Ground Floor

Approximate total area⁽¹⁾
1152.9 ft²



Floor 1

(1) Excluding balconies and terraces

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

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