

PKK

21 Sandybeck Way, Cockermouth, Cumbria CA13 9XB

Guide Price £275,000





LOCATION

Situated within Cockermouth's newest and most sought after residential development - Strawberry Grange. Offering easy access to both the Lorton Valley and Cockermouth town centre with its full range of amenities.

PROPERTY DESCRIPTION

An impeccably presented, three bedroom, two bathroom, semi detached property on the highly sought after Strawberry Grange, offering a high specification interior, landscaped private garden and off road parking for up to three vehicles.

The accommodation comprises lounge with electric fire, downstairs cloakroom with WC and wash hand basin, dining kitchen with high end cabinets, built in appliances, mood lighting, dining space for four people and French doors to the garden, principal bedroom with en-suite and walk-in shower, further double and single bedrooms and a three piece, family bathroom.

Externally, there is block paved, driveway parking for up to three cars, and an enclosed and private, south facing landscaped garden with patio and lawn areas, low maintenance borders and storage shed.

ACCOMMODATION

Entrance Hallway

Accessed via composite front entrance door with double glazed insert. Doors to all ground floor rooms, built in under stairs storage cupboard, Amtico, light wood effect flooring and stairs to first floor accommodation.

Cloakroom

Fitted with WC and wash hand basin.

Lounge

3.47m x 4.90m (11' 5" x 16' 1") Front aspect reception room with points for TV/telephone/broadband and Living Flame effect, electric fire set in granite hearth and surround.

Dining Kitchen

2.90m x 5.00m (9' 6" x 16' 5") Bright, rear aspect room with spotlighting, Amtico, light wood effect flooring and bi-fold doors providing access to the garden. The kitchen area is fitted with a range of base and wall units in a light grey, high gloss finish with complementary light, stone effect, counter tops and upstands, 1.5-bowl stainless steel sink with drainage board and mixer tap, and under counter and plinth lighting. Five-burner, counter top mounted, gas hob with stainless steel splash back and extractor fan over, separate electric oven/grill/microwave and integrated dishwasher, fridge and freezer. Space for four person dining table.

FIRST FLOOR

Landing

Wooden doors to all first floor rooms, loft access hatch and built in, shelved, airing cupboard (housing pressurised cylinder).

Principal Bedroom

3.24m x 3.47m (10' 8" x 11' 5") Front aspect, double bedroom with TV point and access to:

En Suite Shower Room

2.31m x 1.33m (7' 7" x 4' 4") Fully tiled, front aspect, en suite fitted with vertical, heated chrome towel rail and three piece suite comprising walk-in shower cubicle with rainprod style shower head and handheld attachment, WC and wash hand basin in built in vanity unit.

Bedroom 2

2.82m x 2.81m (9' 3" x 9' 3") Rear aspect, double bedroom with TV point.

Bedroom 3

2.81m x 2.13m (9' 3" x 7' 0") Rear aspect, single bedroom with TV point.

Family Bathroom

1.78m x 2.56m (5' 10" x 8' 5") Fully tiled bathroom with window to side aspect, vertical, heated chrome towel rail and three piece suite comprising bath with handheld shower attachment, WC and wash hand basin in built in vanity unit.

EXTERNALLY

Private Driveway Parking

A block paved driveway at the side of the property provides off road parking for two/three vehicles.

Gardens

A lawned garden flanks the driveway to the front of the house. The rear garden has been terraced and designed for ease of maintenance to create a superb, relaxing outdoor space incorporating lawn, established shrubs, decorative stone chipped area and paved, patio seating space. The rear garden is fully enclosed with fantastic boundary walling and fencing which provides a great degree of privacy.

ADDITIONAL INFORMATION

Tenure

Freehold.

Management & Maintenance Charges

An estate management charge of £179.91 per annum applies and a further contribution towards maintenance and upkeep of the rear boundary wall of £257.65 per annum (these are figures applied for 2023 and will be subject to an incremental increase for 2024).

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Cocker mouth office, 01900 826205.

Directions: From Cocker mouth town centre, turn left at the traffic lights on Station Street, on to Lorton Road and continue around the corner on to Lorton Road. After the churchyard gates, fork left on to Strawberry How Road then take the second turn in on the left where the property can be found on the left hand side.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		