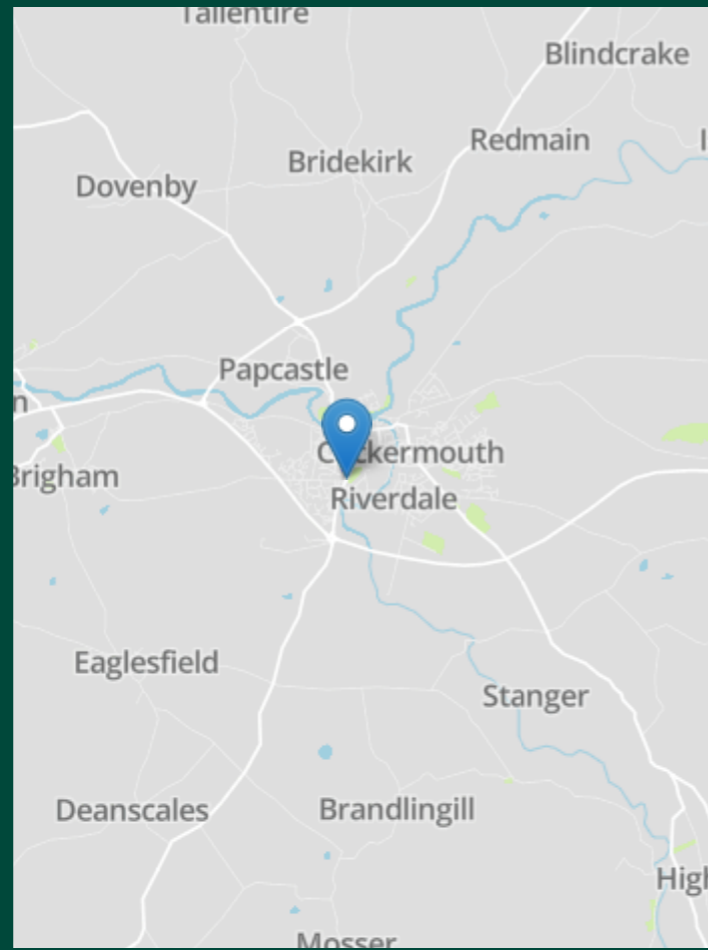


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

Floor 1

Floor 2

Approximate total area*
808.74 ft²
75.13 m²

Reduced headroom
105.02 ft²
9.76 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360



7 Skiddaw View, Cocker-mouth, Cumbria, CA13 0DQ

- 2 bed mid terrace
- Character features
- Attic room
- Large rear garden
- Council Tax: Band B
- Tenure: freehold
- EPC rating D

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
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LOCATION

Situated within the ever popular Moor area of Cockermouth, only a short 10 minute walk to the town centre with all of its major shops and services, including highly rated local primary and secondary schools, doctors, dental surgeries and leisure centre. Close to the town's Harris Park offering riverside walks, and with easy access to the A66 for the west coast employment centres and the western Lake District.

PROPERTY DESCRIPTION

7 Skiddaw View presents a charming two bed mid terraced home with accommodation laid out over three floors. Situated on an attractive street lined with characterful properties, this is a rare opportunity to own a period gem whilst also having the freedom to personalise it to your own taste.

Accommodation briefly comprises a cosy lounge, well appointed dining kitchen and utility room to the ground floor with two bedrooms and a family bathroom to the first floor and a further attic room to the second floor with permanent loft ladder providing access. Externally, there is on street parking to the front and a small courtyard garden area with a good sized enclosed garden lying to the rear with patio seating area and giving access from the rear, to the road connecting Brigham Road and Henry Street.

Given the desirability of this property, it is highly recommended to arrange an early inspection to ensure you do not miss out on this great opportunity.

ACCOMMODATION

Entrance Porch

Accessed via original wood front door with glazed skylight. With glazed door leading into the hallway.

Hallway

With stairs to the first floor and doors giving access to the ground floor rooms.

Living Room

3.0m x 3.0m (9' 10" x 9' 10") A cosy, front aspect reception room with picture rail, wood burning stove on a slate hearth, alcove storage cupboard and wall mounted shelving, and wood effect flooring.

Kitchen

3.2m x 3.7m (10' 6" x 12' 2") Fitted with a range of wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and Metro tiled splashbacks. Integrated electric oven with four burner gas hob and extractor over, integrated dishwasher, useful larder cupboard and space for a four to six person dining table. Picture rail, tiled flooring, rear aspect window and door to utility room.

Utility Room

1.7m x 1.6m (5' 7" x 5' 3") With work surfacing, space for full height fridge freezer, plumbing for washing machine and tumble dryer, tiled flooring and door leading out to the rear.

FIRST FLOOR LANDING

1.9m x 2.6m (6' 3" x 8' 6") With built in storage cupboard, loft ladder giving access into the attic room and doors to first floor rooms.

Bedroom 1

2.8m x 4.1m (9' 2" x 13' 5") A front aspect double bedroom enjoying views towards the park. With picture rail and storage cupboard/dressing area.

Bedroom 2

2.18m x 2.18m (7' 2" x 7' 2") A rear aspect bedroom enjoying views over the garden towards Skiddaw. With picture rail and large storage cupboard.

Family Bathroom

3.1m x 1.3m (10' 2" x 4' 3") Fitted with a three piece suite comprising bath with mains shower over, WC and wash hand basin on a vanity unit. Part tiled walls, tiled flooring and obscured rear aspect window.

SECOND FLOOR ATTIC ROOM

4.1m x 3.9m (13' 5" x 12' 10") With wood panelled ceiling and Velux window.

EXTERNALLY

Gardens and Parking

To the front of the property, there is on street parking and a small enclosed garden area laid to decorative chippings. To the rear, the good sized, enclosed low maintenance garden is mainly paved with patio seating and decorative chipped areas, with access from the rear of the garden on to the street that connects Brigham Road and Henry Street.

ADDITIONAL INFORMATION

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 2023 was £222.00; 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

Services: Mains gas, electricity, water and drainage. Gas central heating and partial double glazing installed. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can be easily located on Lamplugh Road and identified by a PFK for sale board, or by using what3words location [///irritated.stubbed.backpack](#)

