



10A SOUTH STREET | COCKERMOUTH | CUMBRIA | CA13 9QP

PRICE £250,000



Lillingtons  
Estate Agents





## SUMMARY

This deceptively spacious stunning period property in the town centre of Cockermouth has been recently renovated and is perfectly located for all the coffee shops, restaurants, bars and shops. The dwelling has been upgraded to a high standard and offers stylish on-trend accommodation including a large living/dining room, a lovely fitted kitchen with breakfast bar and built in appliances, a ground floor WC, a fabulous main bedroom with en-suite shower room, two further lovely bedrooms, a newly fitted first floor shower room and a large first floor games room with pool table and bar! Perfect as a main home, a lock-up and leave or a holiday let and ready to move straight into...

EPC band: D

## GROUND FLOOR ENTRANCE HALL

Front door leads into hall with double glazed window beside and fanlight over, door to living room, stairs to first floor, meter cupboard, vertical radiator, patterned tiled flooring.

## LIVING/DINING ROOM

Two sash windows to front, two double radiators, under stairs storage cupboard housing combi boiler, space for dining table and chairs, wood style flooring, spotlighting, door to kitchen.

## KITCHEN/BREAKFAST ROOM

Window to side with blinds, fitted in a wide range of base and wall mounted units with work surfaces, breakfast bar, single drainer sink unit, tiled splashbacks, electric hob with eye level oven and extractor fan, fitted microwave, integrated washing machine and fridge freezer, vertical radiator, part double glazed door to side, wood style flooring, recess with door to ground floor WC.

## GROUND FLOOR WC

Hidden cistern WC, hand wash basin with cupboards under, double radiator, tiled flooring

## FIRST FLOOR LANDING

Doors to rooms.

## BEDROOM 1

A stunning room with two double glazed sash windows to front, double radiator, panelled wall by bedhead, wall mounted TV, spotlighting, door to en-suite

## EN-SUITE SHOWER ROOM

Newly fitted with shower enclosure and twin head thermostatic shower unit, hand wash basin with cupboard under, low level WC. Extractor fan, chrome towel rail, tiled flooring



## BEDROOM 2

Double sash window to rear with glazed shutters, panelled wall by bedhead, double radiator, spotlighting

## BEDROOM 3

Two high level double glazed windows to rear, double radiator, wall mounted TV, access to loft space, spotlighting

## GAMES ROOM/BEDROOM 4

A generous room with two windows to front with blinds, space for pool table, bar with stools, two double radiators, wood style flooring, spotlighting

## SHOWER ROOM

Newly fitted to include walk-in shower enclosure with twin head thermostatic shower unit, hand wash basin with cupboard under, low level WC. Chrome towel rail, extractor fan, spotlighting, high level double glazed window to rear, tiled flooring

## EXTERNALLY

The property benefits from an area to the side under an archway providing side access into kitchen and useful for storage. Right of way for residents of Printers Court.

## AGENTS NOTE - PARKING

We have been informed by the seller in writing that they are willing to pay the cost of a two year parking permit for town centre carparks as part of the sale.

## ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: Not yet assessed

Tenure: Leasehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor, microwave, integrated fridge freezer and washing machine, wall mounted TV's, pool table

The property is not listed

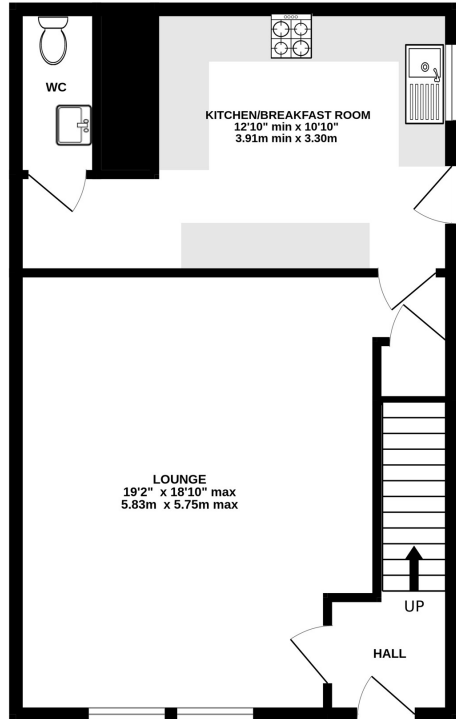
## DIRECTIONS

From the office walk up towards Mitchells and turn left on South Street towards the river. The property is situated on the left before reaching Challoner Street

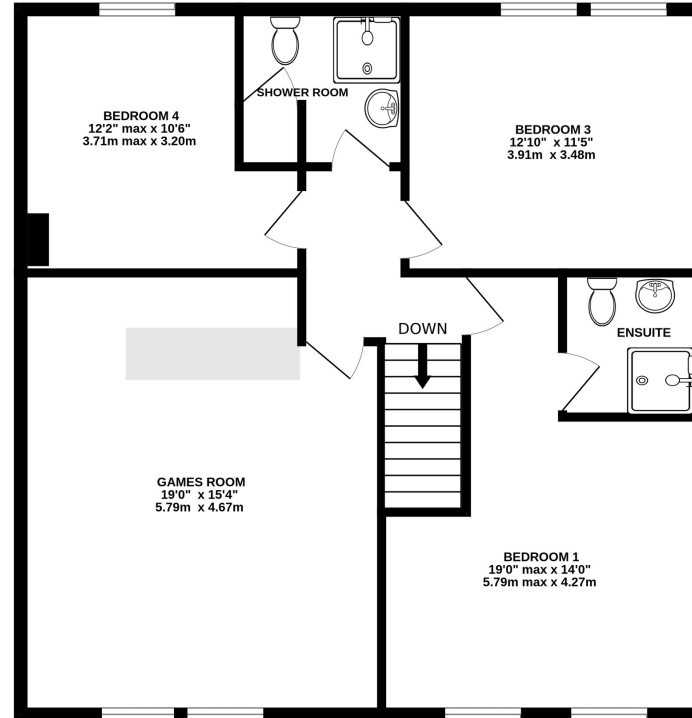




GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
898 sq.ft. (83.4 sq.m.) approx.



TOTAL FLOOR AREA : 1460 sq.ft. (135.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	83
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			