



9 WILLIAMS GROVE | COCKERMOUTH | CUMBRIA | CA13 0ZJ

PRICE £146,250





SUMMARY

Occupying a prime position near the head of the cul de sac in this popular modern development in Cockermouth, this modern semi detached property will make a fantastic first home! The accommodation includes an entrance hall, a ground floor WC, a stylish modern kitchen with appliances, a light and airy living/dining room at the rear, two double bedrooms and a contemporary style first floor bathroom. There is a lengthy driveway to the side, double gated side access to the garden (store a motorbike or kayaks) and the garden itself includes a lovely patio terrace, artificial lawn and planted rear border. The property is subject to a local occupancy restriction and is sold at 65% of market value. Fixed Price £146,250 Call us for more information or to book a viewing

EPC band B

GROUND FLOOR ENTRANCE HALL

A part glazed composite door leads into hall with doors to rooms, stairs to first floor, under stairs storage cupboard, radiator with cover, wood style flooring

GROUND FLOOR WC

Double glazed window to front, hand wash basin with cupboard under, hidden cistern WC. Radiator, extractor fan, tiled flooring

KITCHEN

Double glazed window to front, fitted modern range of base and wall mounted units with work surfaces, single drainer sink unit, gas hob with oven and extractor, integrated fridge freezer, space for washing machine, tiled flooring, radiator, built in cupboard housing boiler

LIVING/DINING ROOM

Double glazed window to rear, double glazed French doors to garden with blinds, double radiator, space for table and chairs, wood style flooring

FIRST FLOOR LANDING

Doors to rooms, access to loft space

BEDROOM 1

Two double glazed windows to front, double radiator, built in cupboard

BEDROOM 2

Double glazed window to rear, radiator

BATHROOM

Double glazed window to rear, panel bath with integrated headrest, shower attachment and screen, hand wash basin, hidden cistern WC. Tiled splash areas and tiled flooring, chrome towel rail, extractor fan.



EXTERNALLY

The property benefits from a driveway at the side for two vehicles with path to front door and a double gate at the side into rear garden - perfect for motorbike access or for storing hobby equipment. The rear garden includes a paved area to the side of the house and a patio terrace along the back with a step up to a higher level laid with artificial grass and with a raised flower bed at the far end.

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: B

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage
Fixtures & Fittings: Carpets, gas hob with oven and extractor, integrated fridge freezer

Broadband type & speed: Standard 14Mbps / Ultrafast 1000Mbps

Known mobile reception issues: O2 & Vodafone may have limited service

Planning permission passed in the immediate area: None known

The property is not listed but is subject to a local occupancy clause.

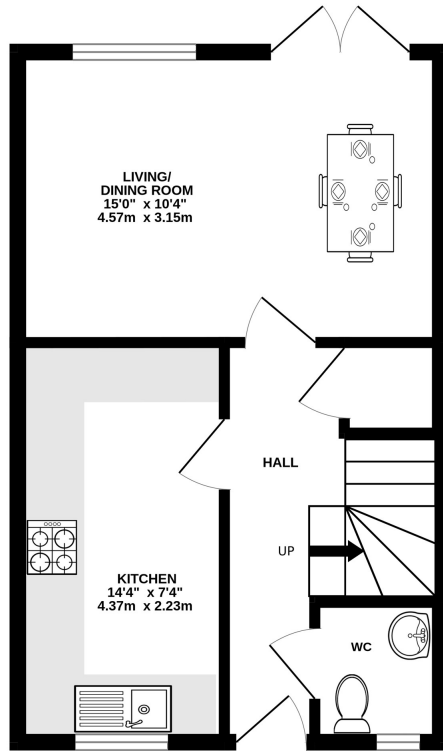
Buyers must be approved by the council. For more information contact selling agent

DIRECTIONS

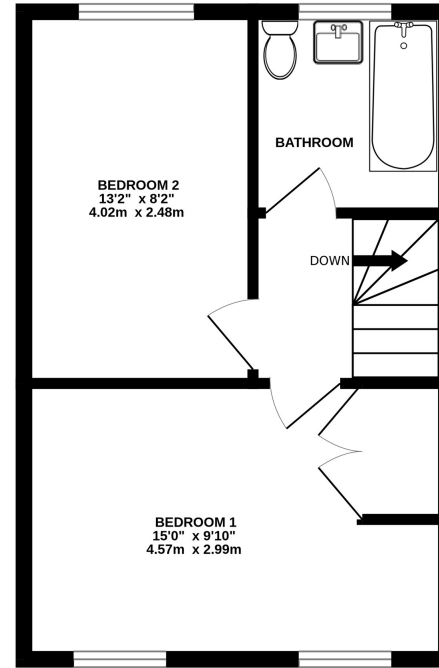
From the town centre head out towards Workington passing over two roundabouts and continuing towards the A66 roundabout. Turn left into The Laureates Estate and follow Laureates Lane round to the left passing the childrens play area. Take the second cul de sac on the right, which is Williams Grove and the property will be situated on the left hand side.



GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			