



19 COCKER LANE | COCKERMOUTH | CUMBRIA | CA13 9NR

PRICE £179,000







## SUMMARY

Nestling in the heart of Cockermouth town, this pretty cottage is a real find as it is possible to park off road at the front and it also enjoys shared use of a courtyard garden and separate lawned garden! The charming period property is offered chain free and will make a fantastic main or second home, including an entrance hall, a spacious living room, a modern fitted kitchen, two decent bedrooms and a stylish modern first floor shower room. Want to be able to saunter out for coffee, food, cocktails or shop in town? Then this is the place for you!!

EPC band D

## GROUND FLOOR ENTRANCE HALL

A part glazed door leads into hall with stairs to first floor, radiator, door into living room

## LIVING ROOM

Sash window to front, radiator, electric fire with surround and hearth, under stairs cupboard, door to kitchen, picture rail

## KITCHEN

Fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit, gas hob with oven and extractor, space for washing machine and fridge freezer, window to rear, part glazed door to courtyard, tile effect flooring

## FIRST FLOOR LANDING

A split level landing with doors to rooms

## BEDROOM 1

Double glazed sash window to front, radiator, access to loft space, wardrobe recess

## BEDROOM 2

Window to rear, sloping ceiling with exposed purlins, vertical radiator

## SHOWER ROOM

Quadrant shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Tiled splash areas, extractor fan, chrome towel rail, tiled flooring



## EXTERNALLY

To the front of the property is a hardstanding off the road where vehicles can park. At the rear is an enclosed shared courtyard garden with stone steps that lead up at the back to a gate onto Mackreth Row and also to a shared garden laid to lawn.

## ADDITIONAL INFORMATION

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

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

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[cockermouth@lillingtons-estates.co.uk](mailto:cockermouth@lillingtons-estates.co.uk)

Council Tax Band: A

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

The property is not listed but is in a conservation area

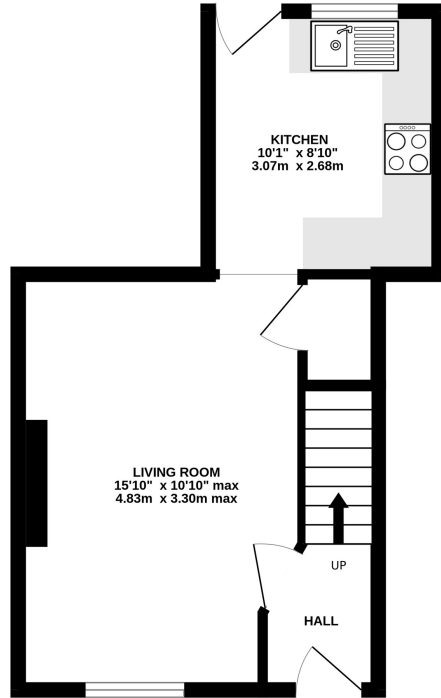
## DIRECTIONS

From the town centre head along Main street over the river bridge to Market Place and turn right. After passing the bike shop take a right turn again into Kirkgate and about half way up the incline turn right into Cocker Lane. The property will be situated on the left hand side.

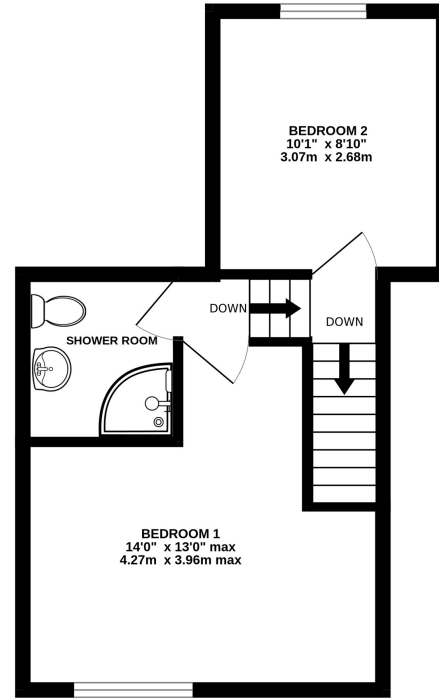




GROUND FLOOR  
302 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR  
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 608 sq.ft. (56.5 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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[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		90
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		68
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			