



2 FLETCHER CLOSE | COCKERMOUTH | CUMBRIA | CA13 0HB

PRICE £95,000





#### **SUMMARY**

Situated in a pleasant position within a level walk of all the town centre amenities, this ground floor apartment will make a great home for those seeking a convenient downsize or a single professional. The property is well presented and includes a low maintenance rear garden area - somewhere nice to sit on sunny days! The accommodation includes an entrance hall, living/dining room, modern fitted kitchen, spacious double bedroom and a fitted bathroom. In addition to the garden there is an allocated parking space to the side, meaning this place has all the boxes ticked...

#### **GROUND FLOOR ENTRANCE LOBBY**

A door from communal hall leads into a lobby which in turn has a door leading into hall.

#### **ENTRANCE HALL**

Doors to all rooms, security intercom, useful storage/linen cupboard.

#### **LIVING ROOM**

Double glazed window to front, electric heater, space for bistro table and chairs, door into kitchen.

#### **KITCHEN**

Fitted in a modern range of base and wall mounted units with wood effect work surfaces, single drainer sink unit with tiled splashbacks, electric hob with oven under and extractor fan over, integrated washing machine, space for fridge freezer, double glazed window to rear, tiled flooring.

#### **BEDROOM**

A double bedroom with double glazed window to front, electric heater.

#### **BATHROOM**

Fitted with panel bath, electric shower unit and screen, hand wash basin, low level WC. Double glazed window to rear, electric heater, tiled flooring, cupboard housing water tank.

#### **EXTERNALLY GARDEN**

The property benefits from an allocated parking space to the side and to the rear, accessed via a rear door in the communal hall is a garden area, laid to gravel with bushes and plants to borders.

#### **DIRECTIONS**

From the town centre proceed out towards Workington passing Wordsworth House and crossing the mini roundabout by Gote Road bridge. Take an immediate left turn into Horsman Street and at the end of the road turn right, following into the development. The property is situated in the first block on the right, on the ground floor.

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

Branch Address:  
58 Lowther Street  
Whitehaven  
CA28 7DP

01900 828600/ cockermouth@iillingtons-estates.co.uk

Council Tax Band: A  
Tenure: Leasehold  
Services: Mains water and electric are connected  
Fixtures & Fittings: Carpets, oven, hob, extractor fan

Broadband Type & speed available: Standard 17Mbps/ Superfast 80Mbps/ Ultrafast 1000 Mbps.

Mobile Reception: Data received from Ofcom dated May 2025 indicates that 3 and 02 have signal indoors but the others have limited service. All networks ok outdoors.

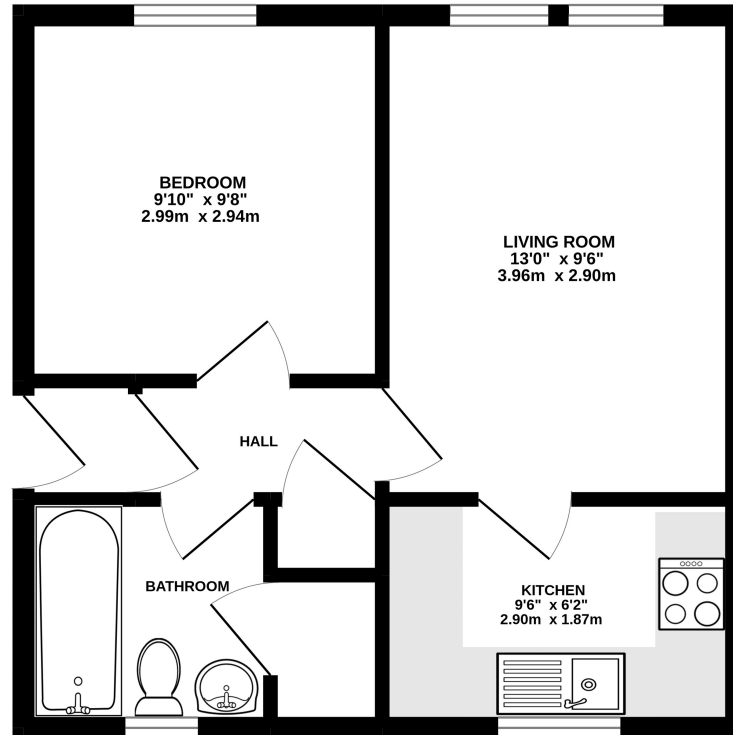








GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 366 sq.ft. (34.0 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.  
Made with Metropix 5/2022

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