



14 FLETCHER CLOSE | COCKERMOUTH | CUMBRIA | CA13 0HB

PRICE £118,000





SUMMARY

Well placed for food shopping at Aldi, or the many amenities in Cockermouth town centre, this purpose built first floor apartment will make a great buy, regardless of whether you plan for it to be your home, bolt-hole, or investment vehicle. Well presented with a stylish modern kitchen/dining room & bathroom, the property also benefits from replacement double glazing and includes an entrance hall, double aspect living room, kitchen, two bedrooms and bathroom. In addition there is a handy allocated parking space to the front. A great buy for the money!

EPC band TBC

GROUND FLOOR COMMUNAL HALL

A security door opens into communal hall with post boxes and stairs to first floor landing with front door into apartment.

FIRST FLOOR ENTRANCE HALL

Front door opens into a lobby with built in cupboard and door into hall. The L-shaped hall has doors to rooms, electric heater

LIVING ROOM

Double glazed window to front and rear, electric heater, access to loft space

KITCHEN/DINING ROOM

Double glazed window to rear, Fitted in a modern range of base and wall mounted units with wood style work surfaces, single drainer sink unit with tiled splashbacks, electric hob with oven under and extractor over, space for fridge freezer and washing machine, space for table and chairs

BEDROOM 1

Double glazed window to rear, electric heater, two built in wardrobes

BEDROOM 2

Double glazed window to side, electric heater

BATHROOM

Double glazed window to side, panel bath with electric shower unit and screen, pedestal hand wash basin, low level WC. Built in airing cupboard, heated towel rail, two tiled walls, extractor fan, wood style flooring

EXTERNALLY

Each resident benefits from an allocated parking space.

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: A

Tenure: Leasehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speed: Standard 18Mbps/Superfast 80Mbps

Known mobile reception issues: None

Planning permission passed in the immediate area: None known

Accessibility: Please note access to first floor is by stair only

The property is not listed

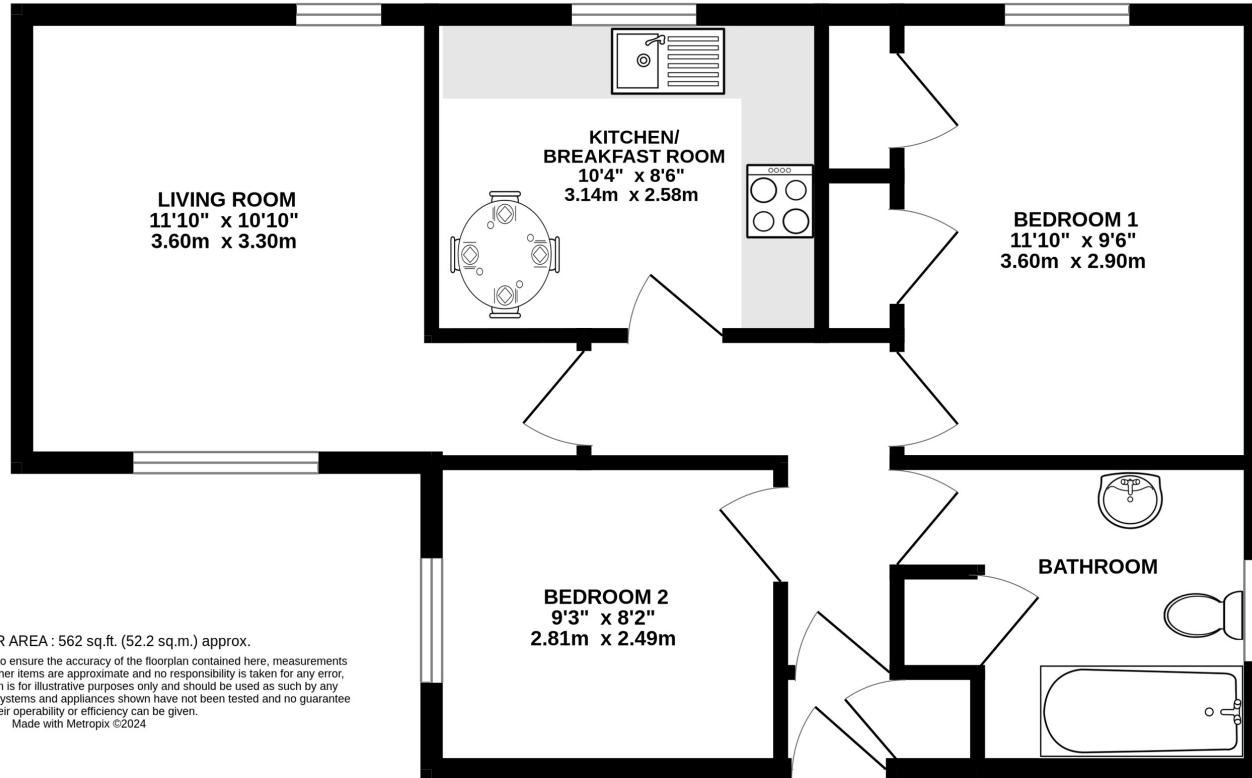
DIRECTIONS

From the town centre head out towards Workington, crossing the mini roundabout by Wordsworth House and passing the Trout Hotel. Cross the next roundabout by the bridge and turn left into Horsman Street. At the T-Junction turn right into Fletcher Close and the property will be located in the end block at the head of the cul de sac.





GROUND FLOOR
562 sq.ft. (52.2 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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