



10 WATERLOO STREET | COCKERMOUTH | CUMBRIA | CA13 9NB

PRICE £295,000





SUMMARY

Tucked away in the heart of the town centre and just a stones throw from the river plus all the cafes, bars, shops and restaurants, this deceptively spacious period home on Waterloo Street in Cockermouth must be on your 'to view' list! Offered in excellent condition and benefiting from a hardstanding to the front plus a wonderful enclosed garden with hot tub to the rear, the property includes an entrance hall with ground floor WC, a large open plan living/dining room, a stylish modern kitchen with appliances, a sun room running across the rear of the property, three first floor bedrooms and a large first floor bathroom with bath plus separate shower enclosure. An affordable way to get a family home in the centre of this most sought after 'Gem Town'.

EPC band TBC

GROUND FLOOR ENTRANCE HALL

A part glazed front door leads into hall with sash window beside, radiator with cover, doors to living room and WC, stairs to first floor

GROUND FLOOR WC

Double glazed window to rear, low level WC. Hand wash basin with cupboard under

LIVING/DINING ROOM

Two windows to front, sash window to rear, double glazed French doors to rear opening into sun room, two radiators with covers, door to kitchen

KITCHEN/BREAKFAST ROOM

fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with oven and extractor, space for washing machine, integrated fridge, breakfast bar, window to front, part glazed door to front, door leading into sun room

SUN ROOM

Two double glazed windows to rear, double glazed window to side, two radiators with covers, double glazed French doors leading out into garden

FIRST FLOOR LANDING

Three double glazed windows to rear, exposed beams, doors to rooms

BEDROOM 1

Sash window to front, radiator, exposed beam

BEDROOM 2

Sash window to front, radiator, exposed beam

BEDROOM 3

Sash window to front, double radiator, exposed beam



BATHROOM

Sash window to front, double glazed window to rear, fitted in a modern suite to include panel bath with shower attachment, separate double shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Linen cupboard, cupboard housing combi boiler, radiator with cover, wood style flooring

EXTERNALLY

To the front there is a small hardstanding to allow two vehicles to park nose to tail. Access to front door and the door into kitchen. The rear garden is enclosed and is a decent size, low in maintenance with paved patio terraces, artificial grass and an area with a sunken hot tub.

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: C

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, integrated fridge, hot tub

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

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates EE has limited service indoors but others are ok. All networks have service outdoors

Planning permission passed in the immediate area: None known

The property has suffered from historic flooding in 2009 & 2015. Flood defences for the town were improved after this event and flooding has not reoccurred.

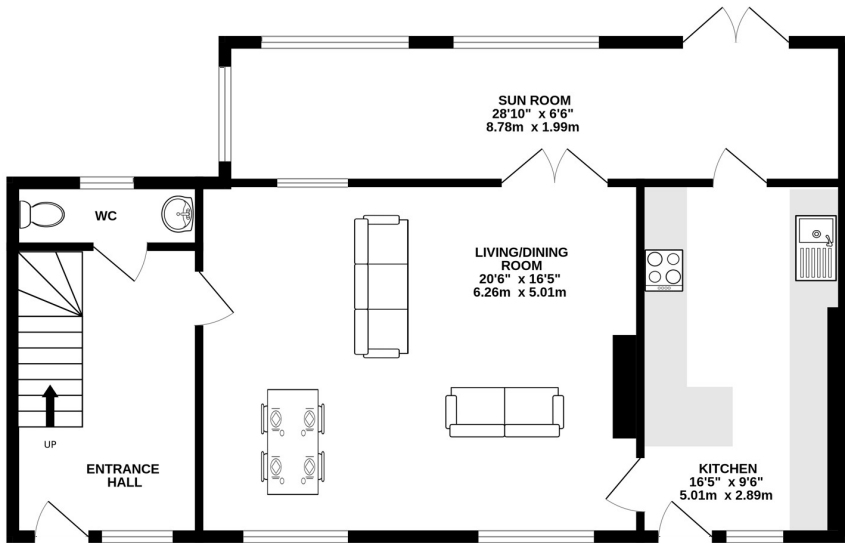
The property is not listed but is in a conservation area

DIRECTIONS

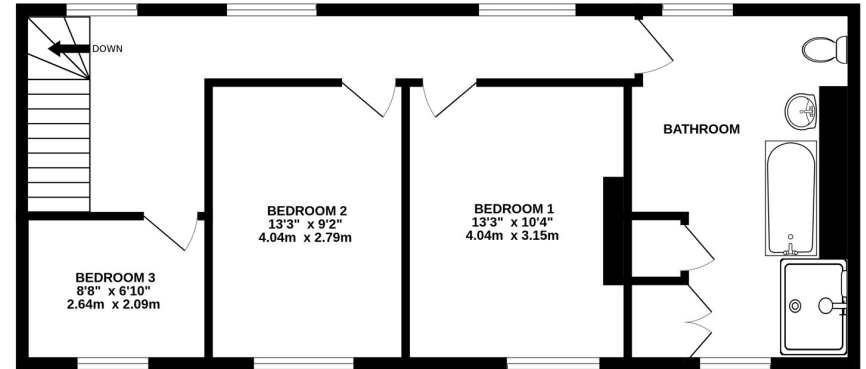
From the office head down South Street and cross Min Street carrying straight ahead into High Sand Lane. Follow the lane round to the left by the river footbridge onto Waterloo Street and the property will be located on the left hand side.



GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 1432 sq.ft. (133.0 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.
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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.