



32 SLATEFELL DRIVE | COCKERMOUTH | CUMBRIA | CA13 9BT

PRICE £165,000





SUMMARY

If you are on a budget or don't mind doing a little upgrading, then this is a great way to get a home in the pretty Gem town of Cockermouth. This end terrace home is offered chain free and includes a gated hardstanding for parking at the front. The accommodation includes an entrance hall and generous living room, a kitchen with useful pantry, three first floor bedrooms and a first floor bathroom. There are enclosed gardens to both front and rear plus two useful in-built storage sheds.

EPC band D

GROUND FLOOR ENTRANCE HALL

A part glazed door with window beside leads into hall, stairs to first floor, double radiator, doors to living room and inner hall,

LIVING ROOM

Double glazed window to front, fire surround

INNER HALL

Doorway to kitchen, part glazed door leads into garden

KITCHEN

Fitted cupboards and work surfaces, space for cooker, fridge freezer and washing machine, double glazed window to rear, single drainer sink unit, wall mounted combi boiler, door to pantry with window to rear

FIRST FLOOR LANDING

Double glazed window to side, doors to rooms, access to loft space

BEDROOM 1

Double glazed window to front, double radiator, built in linen cupboard

BEDROOM 2

Double glazed window to rear, double radiator

BEDROOM 3

Window to front, radiator

BATHROOM

Double glazed window to rear, panel bath with electric shower unit, pedestal hand wash basin, low level WC. Double radiator

EXTERNALLY

The front garden is enclosed and laid with paving, gated access onto hardstanding for parking, side gate to rear garden, path to front door.

The rear garden includes two useful inset storage sheds, hardstanding for greenhouse or patio, the rest is ready for cultivation

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: Freehold

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

Fixtures & Fittings: Carpets

Broadband type & speeds available: Standard 15Mbps / Superfast 40Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates 3 has better service indoors than the other networks but all have signal outdoors

Planning permission passed in the immediate area: None known

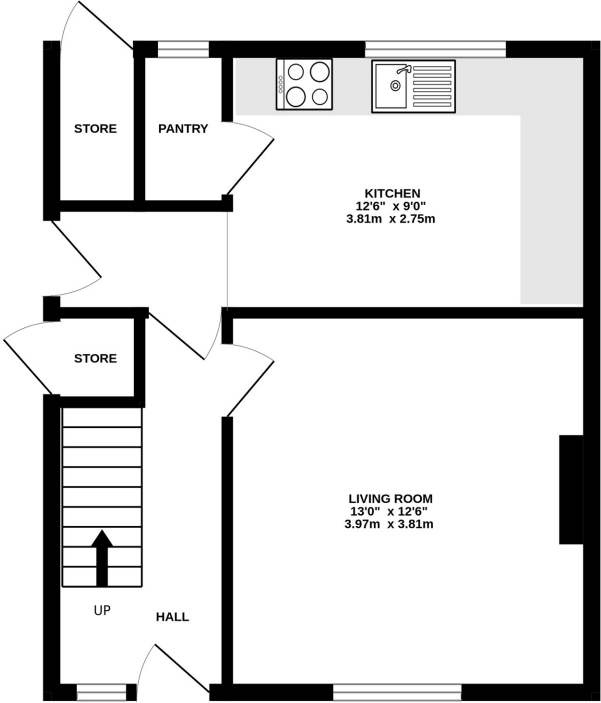
The property is not listed

DIRECTIONS

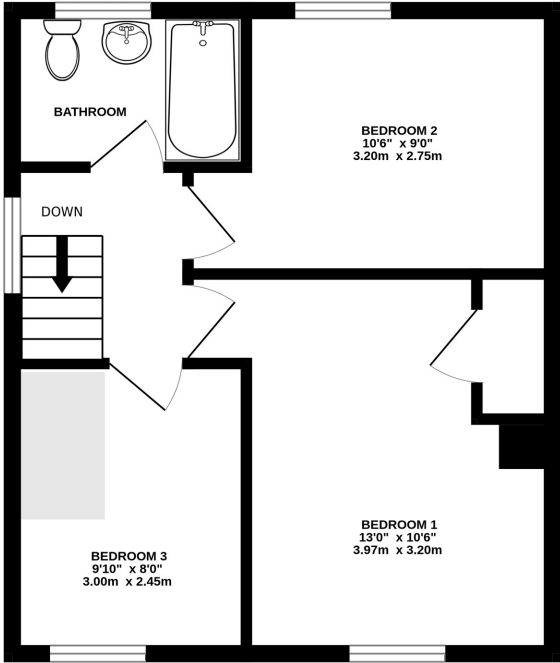
From the office turn left by Mitchells onto Victoria Street and at the sharp right bend turn left into the top of Kirkgate. Bear immediately right onto Windmill Lane and take the 7th turn on the left into Slatefell Drive where the property will be located on the right hand side.



GROUND FLOOR
405 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	63	83
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		