



13 ST HELENS STREET | COCKERMOUTH | CUMBRIA | CA13 9HX

PRICE £295,000





SUMMARY

Located in the heart of the Gem town of Cockermouth, this double fronted Grade II listed period home on St Helen's Street is within easy access of all the bars, restaurants, coffee shops and local shopping facilities! Beautifully presented and sporting a lovely enclosed garden plus a circular castle staircase (along with many other character features) the property includes an entrance hall, a generous living room with fireplace, an elegant dining room with exposed stone feature wall, a modern kitchen and a useful ground floor WC. To the first floor there are three generous double bedrooms and a modern bathroom with bath plus separate shower. The rear garden is delightful with a number of seating/dining options and including a lawned area which backs onto Bitter Beck and handy side access gate. A stunning home which ticks so many boxes for those looking for convenient town living.

EPC band D

GROUND FLOOR ENTRANCE HALL

A part glazed door opens into hall with ledge and braced oak doors to rooms, radiator, tiled flooring. castle style feature stair rising to first floor

LIVING ROOM

A lovely room with two double glazed sash windows to front, multi fuel stove in chimney breast with hearth, recess display niche, exposed beam, double radiator

DINING ROOM

An elegant room with two double glazed sash style windows to front, exposed stone feature wall, exposed beams, space for table and chairs, double radiator

KITCHEN

Fitted in a modern range of base and wall mounted units with wood style worktops and underlighting, single drainer sink unit with tiled splashback, gas hob with oven and extractor, space for washing machine, slimline dishwasher and fridge freezer, tiled flooring, double radiator, double glazed window to side and rear, part double glazed door to garden

GROUND FLOOR WC

Low level WC, hand wash basin, tiled flooring

FIRST FLOOR LANDING

Ledge and braced oak doors to rooms, exposed beam, air recirculation vent, double glazed window to rear on semi-circular staircase

BEDROOM 1

A double bedroom with double glazed sash window to front, wardrobe recess, exposed beam, radiator

BEDROOM 2

Another double bedroom with double glazed sash style window to front, double glazed window to rear, exposed beam, double radiator

BEDROOM 3

A further double bedroom with double glazed sash window to front, double radiator

BATHROOM

Double glazed window to rear, panel bath with separate double shower enclosure and thermostatic shower unit, pedestal hand wash basin, low level WC. Linen cupboard with combi boiler, tiled splash areas, radiator/towel rail unit, extractor fan

EXTERNALLY

To the side of the property there is a gated path which leads down towards Bitter Beck which flows past the rear of the property. A gate in this path leads into the rear garden which is enclosed and generous in size, including a concrete area with a covered storm porch area, under stairs external cupboard. There is a further patio terrace for lounge furniture, a cobble effect patio area, raised beds and borders and a wood store. A gate in the end leads onto a stream bank which is grassed and has play equipment sited on it. Please note the bank area is owned by the council and just used by the owners.

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: B

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speeds available: Standard 17Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates O2 and 3 have service indoors but other networks have limited signal. All networks have service outside

Planning permission passed in the immediate area: None known

The property is Grade II listed

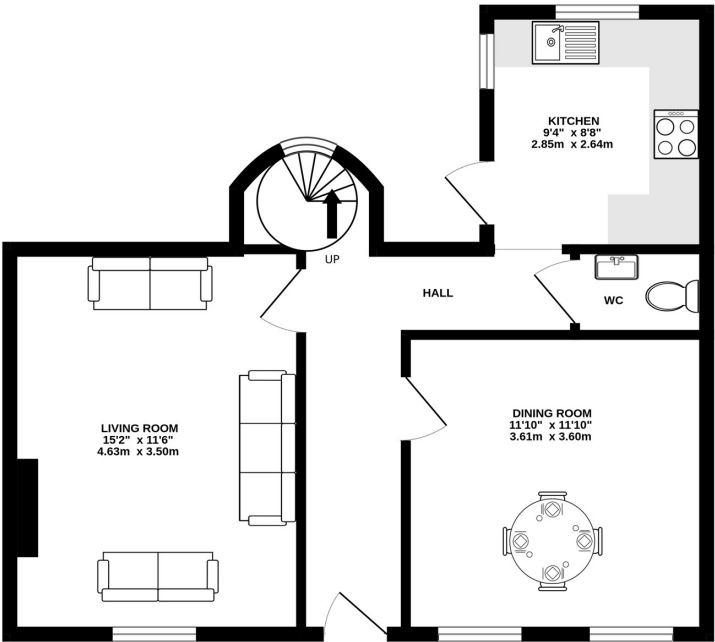
DIRECTIONS

From the town centre follow main street away from Workington and over the river bridge, turning right into Market Place. The road becomes St Helens Street and the property will then be located on the right hand side.

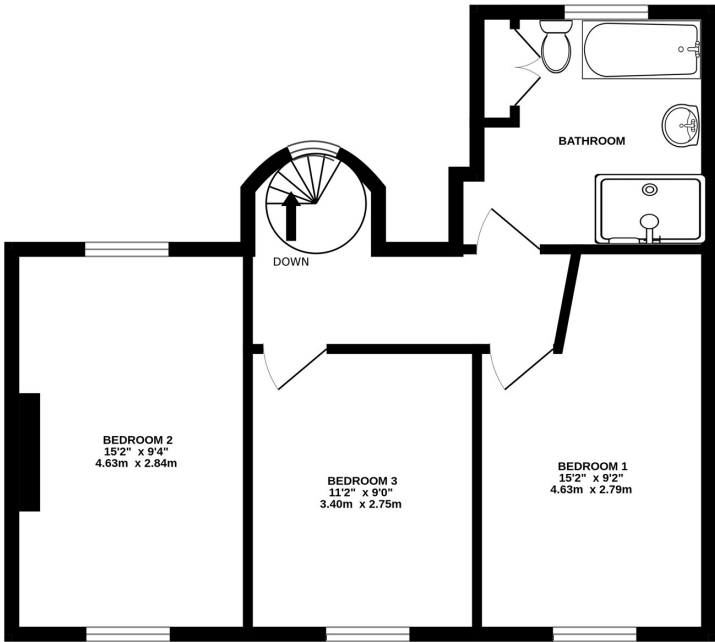




GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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			100
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	