



7 WOODSIDE AVENUE | COCKERMOUTH | CUMBRIA | CA13 9AZ

PRICE £160,000



Lillingtons
Estate Agents



SUMMARY

Offering a great way to get onto the Cockermouth market, this spacious middle terrace home which is offered chain free, makes an excellent buy! The property is offered in decent condition and the accommodation includes an entrance hall, living room, spacious modern kitchen, two bedrooms to the first floor and a first floor bathroom. The gardens to both front and rear are low maintenance making it a great potential buy for investors too!

EPC band D

GROUND FLOOR

ENTRANCE HALL

A part glazed PVC door leads into hall with door to living room, stairs to first floor

LIVING ROOM

Double glazed window to front, double radiator, electric fire surround and hearth, coved ceiling, double radiator

KITCHEN/DINING ROOM

Fitted range of base and wall mounted units with work surfaces, fitted cupboard housing boiler, single drainer sink unit, gas hob with oven and extractor, integrated washing machine and fridge freezer, double glazed window to rear, under stairs storage cupboard, double glazed door to garden

FIRST FLOOR

LANDING

Doors to rooms, access to loft space

BEDROOM 1

Double glazed window to front, stair bulkhead, double radiator

BEDROOM 2

Double glazed window to rear, double radiator, linen cupboard

BATHROOM

Panel bath with thermostatic shower unit and screen, pedestal hand wash basin, low level WC. Double glazed window to rear, tiled walls, and flooring, radiator



EXTERNALLY

To the front of the property there is an enclosed garden area laid with gravel and with planted beds. Path to front door. The rear garden is laid with decking to be low in maintenance with rear access gate.

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, oven hob and extractor, integrated washing machine and fridge freezer

Broadband type & speed: Standard 15Mbps / Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all networks have limited service indoors.

All have signal outdoors

Planning permission passed in the immediate area: None known

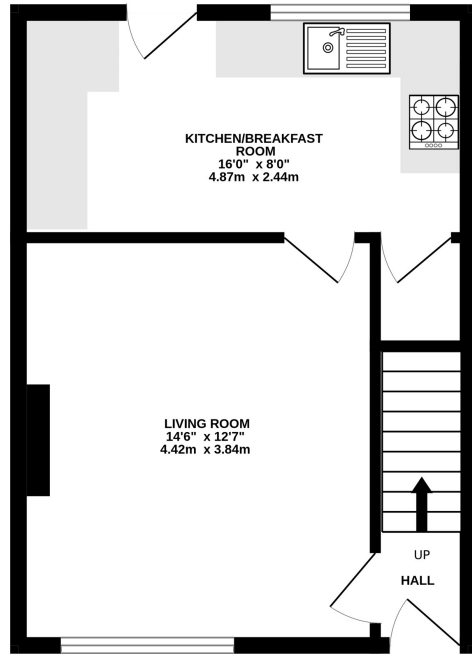
The property is not listed

DIRECTIONS

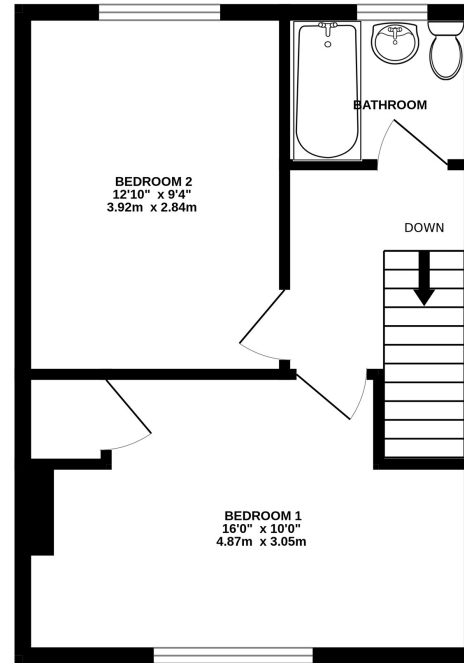
From the office turn left onto Victoria Road and at the sharp right bend turn left into the top of Kirkgate. Bear right into Windmill Lane and follow the road, taking the 6th left turn into Crummock Avenue. Turn right into Woodside Avenue and the property will be located on the right hand side.



GROUND FLOOR
357 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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.

www.lillingtons-estates.co.uk

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			