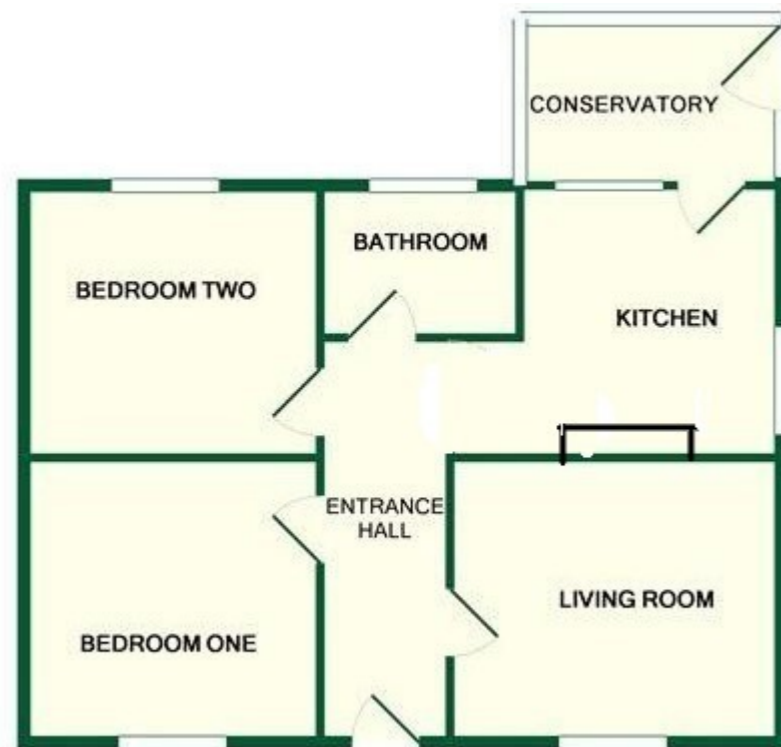
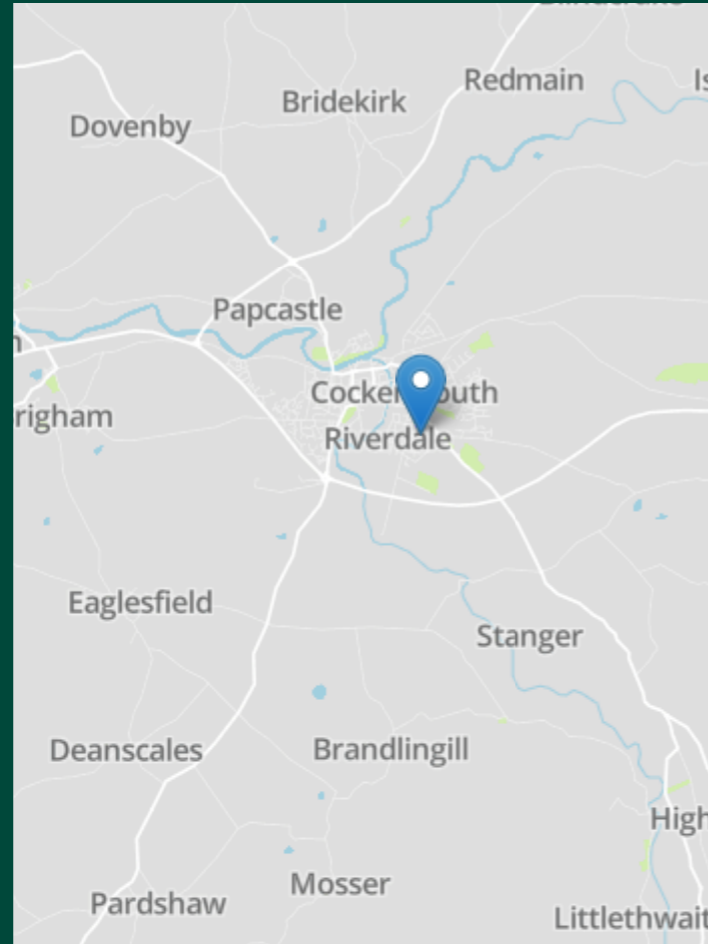


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



3 Rose Lane, Cockermouth, Cumbria, CA13 9DT

- Semi det bungalow
- Modern kitchen
- Council tax: Band C
- Two bedrooms
- Garage & ample driveway parking
- Tenure: freehold
- Popular estate location
- Spacious gardens
- EPC rating: E

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

Rose Lane is situated on the edge of the popular, historic market town of Cockermouth close to the edge of the north western Lake District National Park. Conveniently located for popular primary and secondary schools and many town centre amenities such as parks, swimming pool, gymnasium, thriving local restaurants and public houses.

PROPERTY DESCRIPTION

3 Rose Lane is a comfortable, two bedroom, semi detached bungalow, occupying a spacious plot with front and rear gardens, off road parking for several cars and a detached garage.

The property has a light and airy feeling with well proportioned rooms combined with a southerly orientation creating an abundance of natural light in the property. Accommodation comprises: lounge, newly installed dining kitchen, conservatory, three piece bathroom and two spacious double bedrooms.

Externally, there is a lawned garden with gravelled driveway to the front, detached single garage, and lawned garden with block paved, patio area to the rear.

Rose Lane is an extremely, attractive street and properties are highly sought after - an early viewing is a must to avoid missing out.

ACCOMMODATION

Entrance Hallway

Accessed via uPVC entrance door with glazed inserts. Wooden internal doors to all rooms, telephone point and loft access (via hatch).

Lounge

3.89m x 3.76m (12' 9" x 12' 4") A front aspect, light and airy room with high ceiling, decorative coving, TV point, Living Flame gas fire with tiled hearth and surround, and space for a three-piece suite.

Dining Kitchen

3.90m x 3.18m (12' 10" x 10' 5") max. A dual aspect room with newly installed, kitchen comprising range of base and wall units in a light, Shaker style finish with complementary wood effect counter top and upstand. 1.5-bowl stainless steel sink with drainage board and mixer tap, built in four-burner ceramic hob with stainless steel extractor fan over, separate electric, combination oven/grill, space/power point for under counter fridge and space/power/plumbing for washing machine. There is also space for a four person dining table. A wooden external door gives access to: -

Conservatory

1.81m x 2.32m (5' 11" x 7' 7") A triple aspect conservatory with uPVC door opening out to the rear garden.

Bedroom 1

3.08m x 3.31m (10' 1" x 10' 10") A rear aspect, double bedroom with decorative coving and TV point.

Bedroom 2

3.09m x 3.27m (10' 2" x 10' 9") A front aspect, double bedroom with decorative coving.

Bathroom

1.95m x 1.64m (6' 5" x 5' 5") Fitted with three piece suite comprising bath, pedestal wash hand basin and WC. Point available for over bath shower if required.

EXTERNALLY

Private Driveway Parking

A gravelled driveway at the front of the bungalow provides ample parking for three/four cars and leads to:-

Detached Single Garage

With up and over door, power and light.

Garden

A lawned garden with variety of mature trees, shrubs and perennials flanks the driveway to the front of the bungalow. Access via the right hand side of the garage to a substantial, lawned, rear garden with block paved patio seating areas and established flower beds.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, gas, water (metered) & drainage; gas-fired central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From PFK Cockermouth office, turn right on to Station Street then take the next left at the traffic lights on to Lorton Street. Follow the road round into Lorton Road, taking the third turning on the right hand side signposted Rose Lane. The property can be found on the right hand side.

