

PFK

3 Mill Grove, Tweed Mill Lane, Cockermouth, Cumbria CA13 9DE

Guide Price: £375,000





LOCATION

Situated just off the town centre of the popular market town of Cockermouth, with all of its major shops and services, including highly rated local primary and secondary schools, doctors, dental surgeries and leisure centre. Close to the town's Harris Park offering riverside walks, and with easy access to the A66 for the west coast employment centres and western Lake District.

PROPERTY DESCRIPTION

3 Mill Grove is a superbly proportioned, four bedroom, three bathroom, two reception room family home, offering flexible and spacious living areas and an enviable off town centre location within an exclusive private development.

The accommodation comprises large front to back lounge - dining room, second reception room/snug, dining kitchen, utility room and cloakroom/WC to the ground floor. To the first floor, there is the principal bedroom with ensuite shower room, a second double bedroom with ensuite, two further double bedrooms and a family bathroom.

Externally there are lawns to the front of the property, with offroad parking for three to four cars and a double garage, whilst to the rear is an easy to maintain garden.

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC door with glazed side panel. With stairs to first floor, decorative covings, laminate flooring and doors to all ground floor rooms.

Cloakroom/WC

Fitted with WC and wash hand basin, tiled flooring and door to shelved, understairs storage cupboard.

Lounge/Dining Room

3.73m x 8.75m (max) (12' 3" x 28' 8") Dual aspect room with pseudo, bay style window to the front and UPVC French doors to the rear, decorative covings and twin ceiling roses, Living Flame gas fire in granite hearth and surround, TV, telephone and broadband points. This room has the opportunity to be a substantial living room or a lounge/dining room with space for an eight to ten person dining table.

Snug/Second Reception Room

3.73m x 4.10m (max) (12' 3" x 13' 5") Front aspect room with pseudo, bay style window, decorative covings and ceiling rose, TV point, laminate flooring and door to dining kitchen.

Dining Kitchen

4.23m x 3.65m (13' 11" x 12' 0") Rear aspect room fitted with a range of wall and base units in a blue, wood effect finish with complementary black granite effect work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated combination oven/grill with four burner countertop mounted gas hob, stainless steel splashback and extractor over, integrated fridge, freezer and dishwasher, space for a four to six person dining table, tiled flooring.

Utility Room

With wall mounted cupboards and black granite effect work surfacing similar to the kitchen, plumbing for under counter washing machine, tiled flooring, UPVC door leading to the rear garden.

FIRST FLOOR LANDING

With built in airing cupboard housing the hot water cylinder, loft hatch and doors to all first floor rooms.

Bedroom 1

3.74m x 3.72m (12' 3" x 12' 2") Front aspect, light and airy double bedroom with built in wardrobe.

Bedroom 1 - Ensuite Shower Room

Fitted with three piece suite comprising walk in shower cubicle with mains shower, wash hand basin and WC, tiled walls and flooring.

Bedroom 2

3.75m x 4.51m (12' 4" x 14' 10") Rear aspect, L shaped double bedroom with laminate flooring.

Bedroom 2 - Ensuite Shower Room

Fitted with three piece suite comprising shower cubicle with mains shower, WC and wash hand basin, tiled splashback and tiled flooring.

Bedroom 3

3.75m x 2.86m (max) (12' 4" x 9' 5") Rear aspect double bedroom with built in wardrobe/storage cupboard and laminate flooring.

Bedroom 4

3.75m x 3.06m (12' 4" x 10' 0") Front aspect double bedroom with a range of fitted wardrobes and laminate flooring.

Bathroom

Fitted with three piece suite comprising bath, wash hand basin and WC, part tiled walls, extractor fan and obscured window.

EXTERNALLY

Gardens and Parking

To the front, there is offroad parking for two to three cars on the block paved driveway and an enclosed lawned garden. Side access leads to the enclosed rear garden area which is laid to decorative paving.

Garage

Attached double garage with electric up and over door, power and lighting.

ADDITIONAL INFORMATION

Tenure, Council Tax & EPC

Tenure: freehold
Council Tax: Band F
EPC rating TBC

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: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; Landmark - EPC/Floorplan Referrals - EPC & Floorplan £66.00, EPC only £24.00, Floorplan only £6.00; Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

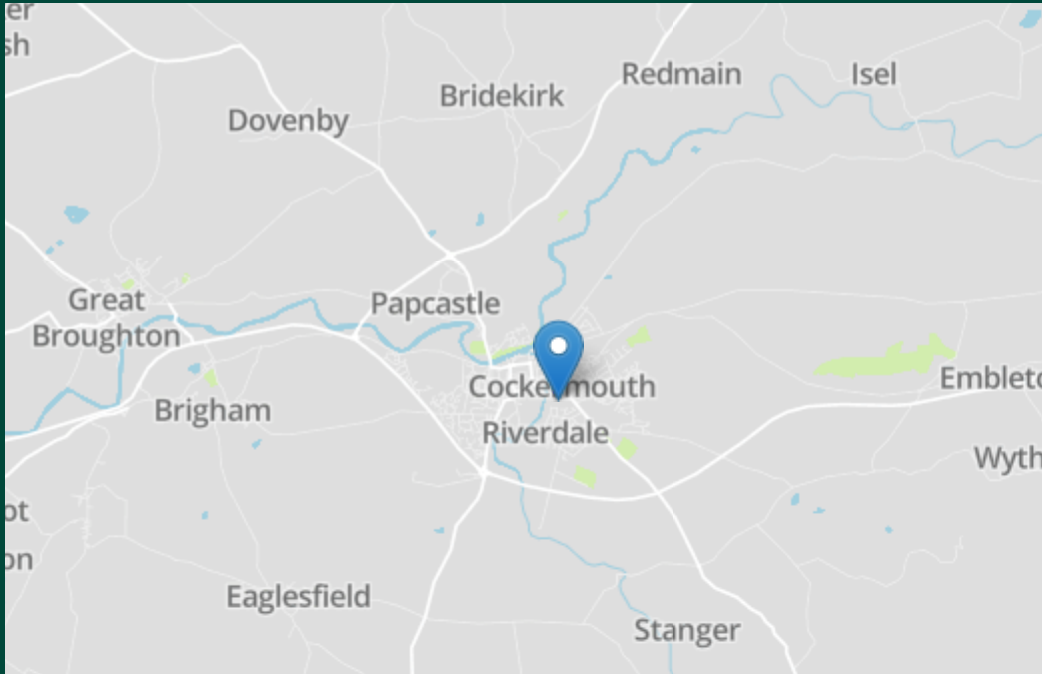
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band F

Viewing: Through our Cockermouth office, 01900 826205.

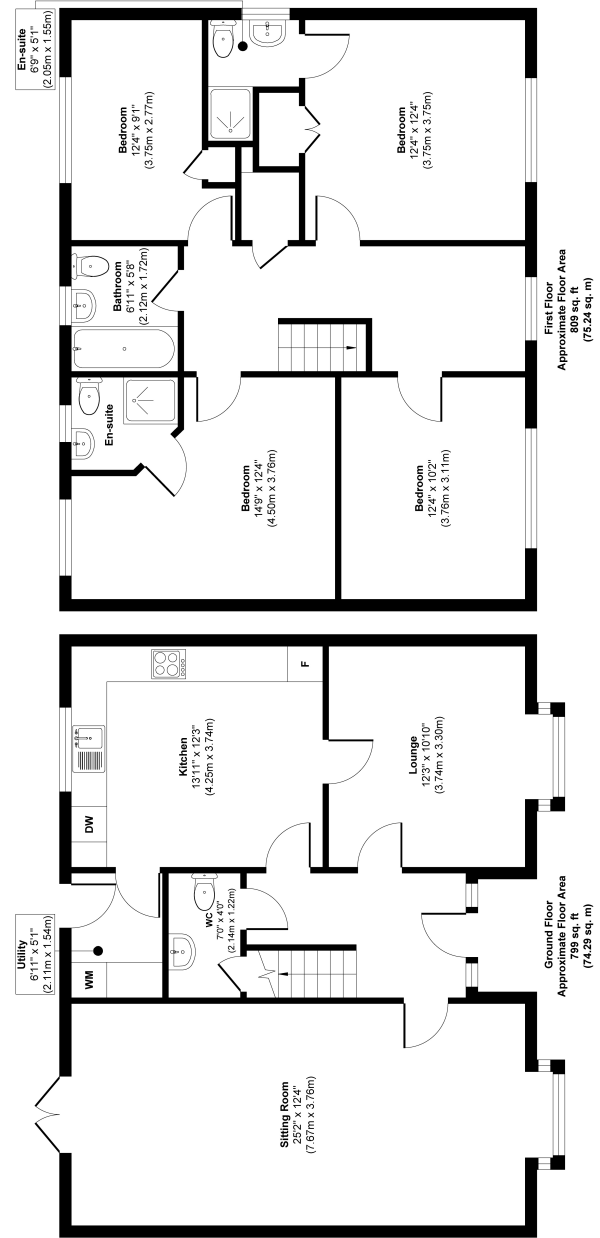
Directions: From our Cockermouth office head up Station Street and at the traffic lights turn left into Lorton Road, take the next right hand turning into Tweedmill Lane and then right into Mill Grove, 3 Mill Grove can be found on the right hand side





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		70	80
England, Scotland & Wales		EU Directive 2002/91/EC	

3 Millgrove



Approx. Gross Internal Floor Area 1608 sq. ft. / 149.53 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.