

# PKK

93 Gable Avenue, Cockermouth, Cumbria CA13 9BU  
Fixed Price: £260,000





## LOCATION

Situated on the ever popular Gable Avenue, enjoying an edge of town location yet only a short drive or walk to Cockermouth town centre and all its main services and amenities. Bars, restaurants, cafes, supermarkets, a range of independent shops, doctors surgeries and dentists, highly rated local primary and secondary schools are only a short walk away as is Cockermouth's leisure centre and swimming pool.

## PROPERTY DESCRIPTION

93 Gable Avenue is a spacious, five bedroom, semi detached property, sat within the ever sought after Gable Avenue estate, a fantastic family friendly area close to local schools and services. Offering a flexible layout, with great potential to create an open plan living-dining-kitchen and en-suite master bedroom, this is a fantastic home for a family looking for space to grow into.

The accommodation comprises large lounge-dining room, kitchen, utility room, three double bedrooms, two single bedrooms and a family bathroom.

Externally there are lawned front and rear gardens, driveway parking and an integral garage.

## ACCOMMODATION

### Entrance Hallway

Accessed via uPVC front entrance door with double glazed inserts. Decorative coving, built in under stairs storage cupboard, wooden internal doors to all ground floor rooms, laminate flooring and stairs to first floor accommodation.

### Open Plan Lounge-Dining Room

3.42m x 7.44m (11' 3" x 24' 5") Light and airy, dual aspect, reception room with decorative coving, points for TV/telephone/broadband, and gas fire in granite hearth and surround. Dining space for six to eight people comfortably and sliding doors giving access to the rear garden.

### Kitchen

2.92m x 2.63m (9' 7" x 8' 8") Rear aspect kitchen fitted with range of wall, base and display units in a light wood effect finish with complementary wooden counter tops, under cabinet lighting, plinth lighting, tiled splash backs and 1.5-bowl ceramic sink with drainage board and mixer tap. Space/point for freestanding electric cooker with extractor fan over, tiled floor and part glazed door to:-

### Utility Room

2.86m x 2.10m (9' 5" x 6' 11") Fully tiled (walls and floor), rear aspect room fitted with base and wall units in a light wood finish with plinth lighting and complementary solid wood counter top. Space/power/plumbing for under counter washing machine, tumble dryer and dishwasher. Wall mounted combi boiler and door providing access to the integral garage.

## FIRST FLOOR

### Landing

### Bedroom 1

3.88m x 3.3m (12' 9" x 10' 10") Front aspect, double bedroom with views toward the Lake District fells. Decorative coving, TV point and bank of built in wardrobes and storage drawers.

### Bedroom 2

3.34m x 3.46m (10' 11" x 11' 4") Rear aspect, double bedroom with exposed floor boards.

### Bedroom 3

4.96m x 2.72m (16' 3" x 8' 11") Front aspect, double bedroom with views to the Lake District fells. TV point and access to loft space (via hatch).

### Bedroom 4

1.96m x 2.91m (6' 5" x 9' 7") Front aspect, single bedroom with wall mounted shelving and built in, shelved, over stairs storage cupboard.

### Bedroom 5

2.76m x 2.17m (9' 1" x 7' 1") Rear aspect, single bedroom with Velux skylight.

### Family Bathroom

1.65m x 1.93m (5' 5" x 6' 4") Rear aspect bathroom fitted with three piece suite comprising bath with mains powered, tap connected, shower over, WC and wash hand basin. Fully tiled walls, vertical heated chrome towel rail and tiled floor.

## EXTERNALLY

### Driveway Parking

A driveway at the front of the property provides off road parking for one car and leads to:-

### Integral Garage

With up and over door, power, lighting and water tap.

### Garden

A lawned garden flanks the driveway at the front of the house. A paved walkway to the right hand side of the property provides access to an enclosed rear garden, laid mainly to lawn with paved patio area, shrubs and mature perennial borders.

## ADDITIONAL INFORMATION

### Tenure

Freehold.

### 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 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 2022 was £260.48; 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.

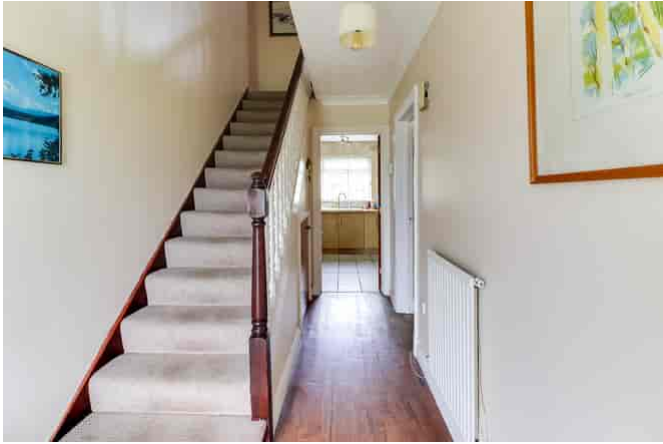
## SALE DETAILS

Mains electricity, gas, water & drainage; gas 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.

Council Tax: Band C

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From PFK office in Cockermouth main street, turn right into Station Street then at the first set of traffic lights bear left on to Lorton Road. At the top of the hill turn left, then immediately right into Windmill Lane. Take the next left turning into Slate Fell Drive, then turn right into Gable Avenue, take the next second right and the property can be found on the left hand side in the first cul-de-sac.





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83 <b>B</b>
69-80	<b>C</b>	70 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		