



## 80 St Helens Street, Cockermouth, Cumbria, CA13 9JP

- 3 bed semi det house
- Close to town centre
- Council Tax: Band A
- Offroad parking
- No onward chain
- EPC rating TBC
- Spacious plot with potential for extension
- Tenure: leasehold

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## LOCATION

St Helens Street is in one of the oldest parts of the market town of Cockermouth, within the north west fringe of the Lake District. Convenient for the town centre, local schools and amenities, such as swimming pools, gymnasiums, two parks which both offer riverside walks, and thriving local restaurants and public houses.

## PROPERTY DESCRIPTION

80 St Helens Street is a fantastic opportunity for first time buyers or a small family looking to secure a three bed semi detached in a highly sought after family friendly area, just off Cockermouth town centre.

The accommodation briefly comprises lounge with gas fire and dining kitchen to the ground floor with two double and one single bedroom and a contemporary shower room to the first floor. Externally there is offroad parking for two cars, front and side lawned gardens and a paved courtyard garden to the rear.

Enjoying a large plot with potential for extension subject to buyers needs and sold with no onward chain, properties like this rarely last long on the open market so an early viewing is a must.

## ACCOMMODATION

### Entrance Hall

Accessed via part glazed UPVC door. With decorative coving, stairs to the first floor and door leading into the lounge.

### Lounge

4.66m x 3.76m (15' 3" x 12' 4") A front aspect, light and airy reception room with decorative coving and ceiling rose, gas fire in a stone hearth and surround, TV point and door to the dining kitchen.

### Dining Kitchen

3.07m x 5.62m (10' 1" x 18' 5") A rear aspect room with part glazed UPVC door leading out to the garden. Fitted with a range of wall and base units in a light wood effect finish with complementary granite effect work surfacing, incorporating stainless steel sink and drainer unit. Integrated combination oven/grill with four burner countertop mounted gas hob over, plumbing for under counter washing machine and integrated fridge freezer. Storage cupboard housing the gas combi boiler, space for a four person dining table, understairs storage cupboard and laminate flooring.

## FIRST FLOOR LANDING

With loft access hatch and doors to first floor rooms.

### Bedroom 1

3.94m x 3.29m (12' 11" x 10' 10") A front aspect double bedroom with decorative coving and built in storage cupboard.

### Bedroom 2

3.73m x 2.97m (12' 3" x 9' 9") A rear aspect double bedroom with decorative coving.

### Bedroom 3

3.03m x 2.27m (9' 11" x 7' 5") A front aspect single bedroom with decorative coving and ceiling rose.

### Shower Room

1.61m x 2.32m (5' 3" x 7' 7") Fitted with a three piece suite comprising walk in shower cubicle with mains shower and additional hand held shower attachment, WC and wash hand basin, vertical heated towel rail and obscured rear aspect window.

## EXTERNALLY

### Gardens and Parking

The property sits within a substantial wraparound plot with lawned gardens to the front and side, an enclosed courtyard garden to the rear and offroad parking for two cars on the driveway to the front.

## ADDITIONAL INFORMATION

### Leasehold Details

The property is leasehold with the lease being granted in 1811 for a period of 999 years with a peppercorn rent being paid.

### 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 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: Main gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. 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 our office on Main Street proceed east and turn right into Market Place. Continue along Market Place until it turns into St Helens Street and 80 can be found on the left hand side, just after the turn into Pinfold Close.

