



13 WOODSIDE AVENUE | COCKERMOUTH | CUMBRIA | CA13 9AZ

PRICE £145,000





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 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 TBC

GROUND FLOOR ENTRANCE HALL

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

LIVING ROOM

Double glazed window to front, double radiator, electric fire with surround and hearth, door to kitchen

KITCHEN/BREAKFAST ROOM

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, space for washing machine and fridge, wall mounted combi boiler, electric cooker with extractor, under stairs storage cupboard, space for bistro table and chairs, double radiator, part double glazed door to garden

FIRST FLOOR LANDING

Doors to rooms, access to loft space

BEDROOM 1

Double glazed window to front, built in linen cupboard with radiator, stair bulkhead, double radiator

BEDROOM 2

A further double bedroom with double glazed window to rear, double radiator

BATHROOM

Double glazed window to rear, panel bath with thermostatic shower unit, pedestal hand wash basin, low level WC. Tiled walls and flooring, double radiator

EXTERNALLY

The front garden is enclosed by fencing and is laid with stone chippings with path to front door. The rear garden is also laid with stone chippings to be low maintenance with a path to a 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, electric cooker and extractor

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

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all providers have limited service indoors but all provide service outdoors

Planning permission passed in the immediate area: None known

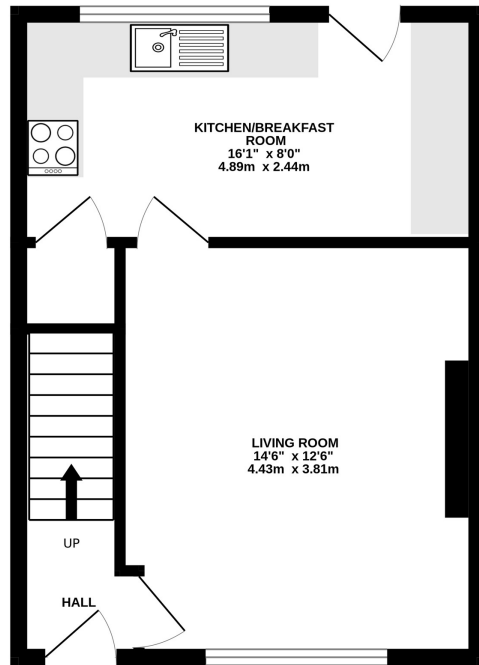
The property is not listed

DIRECTIONS

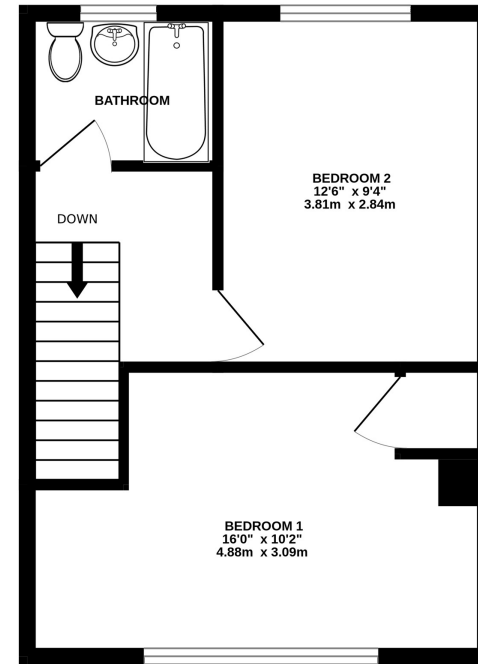
From the office turn left onto Victoria Road and at the sharp right bend turn left into the top of Kirkgate. Bear right into Windmill Lane and follow the road, taking the 6th left turn into Crummock Avenue. Turn right into Woodside Avenue and the property will be located on the right hand side.



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



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 715 sq.ft. (66.5 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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