

FOR SALE

Price Guide: £135,000



PFK

63 Woodville Park, Cockermouth, Cumbria CA13 0GW

- Two bedroom end terrace
- Popular area of Cockermouth
- Driveway parking for 2 cars
- Ideal first time buyer home
- 65% of market value affordable housing scheme
- Enclosed rear garden
- Tenure - freehold
- Council tax - Band B
- EPC rating - B

Cockermouth
68, Main Street, Cockermouth, CA13 9LU

01900 826205
cockermouth@pfk.co.uk

ABOUT THE PROPERTY

63 Woodville Park is an excellent opportunity for first time buyers to get a foot on the ladder in the highly sought after town of Cockermouth.

Occupying a pleasant position on the Woodville Park Development, built in 2014, this contemporary, two bedroom, end terrace has the benefit of an enclosed rear garden and driveway parking for two cars. Accommodation briefly comprises entrance hallway, lounge, downstairs cloakroom, kitchen, two double bedrooms and three piece bathroom.

With a 35% discount off market value, for eligible buyers who meet criteria set by Allerdale Borough Council, this is sure to move quickly, so don't miss out on this great home.

For more information on the eligibility criteria, those interested should contact the PFK office for further details.

LOCATION

Situated in the market town of Cockermouth, in the borough of Allerdale within the north western fringe of the Lake District National Park. The popular residential estate of Woodville Park is within easy walking distance of the town centre, local schools and amenities such as swimming pools, gymnasiums, two parks which both facilitate river side walks and thriving local restaurants and public houses.



ROOM DESCRIPTIONS

ACCOMMODATION

Entrance Porch

Accessed via composite front entrance door with glazed inserts. Wooden internal door to: -

Lounge

4.41m x 2.55m (14' 6" x 8' 4") Front aspect reception room with gas fire set in feature fire surround, points for TV point/telephone/broadband and wooden internal door into: -

Hallway

Providing access to the dining kitchen, ground floor WC and with stairs to first floor accommodation. Built in under stairs storage cupboard.

Dining Kitchen

4.40m x 2.68m (14' 5" x 8' 10") Rear aspect room with spotlighting and a good range of wall and base units in a light sage finish with complementary, wood effect counter top and upstands incorporating 1.5-bowl sink with drainage board and mixer tap. Four-burner, counter top mounted, ceramic hob with stainless steel splash back and extractor fan over, separate electric combination oven/grill, space/plumbing for under counter washing machine and space for freestanding fridge freezer. Space for two person dining table and chairs and composite door with glazed inserts providing access to the rear garden.

Cloakroom/WC

Fitted with WC, wash hand basin and heated towel rail.

FIRST FLOOR

Landing

Access to loft space (via hatch).

Bedroom 1

2.94m x 3.42m (9' 8" x 11' 3") Rear aspect, double bedroom with TV point and built in wardrobe.

Bedroom 2

3.32m x 2.32m (10' 11" x 7' 7") Front aspect, small double bedroom with TV point.

Bathroom

2.13m x 1.98m (7' 0" x 6' 6") Partly tiled, front aspect bathroom fitted with three piece suite comprising bath with mains plumbed shower over, WC and wash hand basin. Spotlighting and vertical heated chrome towel rail.

EXTERNALLY

Parking

A block paved driveway at the front of the property provides off road parking for two cars.

Garden

Access via a paved walkway at the left hand side of the property to an enclosed, suntrap, courtyard style garden at the rear, which has been designed for ease of maintenance, incorporating patio seating area and good sized, decorative chipped area with established borders.

ADDITIONAL INFORMATION

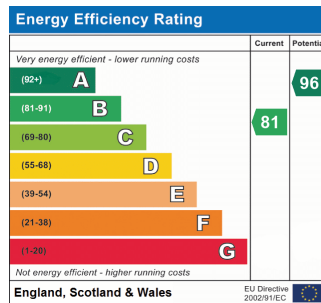
Referral & Other Payments

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 : 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.

FLOORPLAN



EPC



SALE DETAILS

Services

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.

Viewing

Through our Cockermouth office, 01900 826205.

Directions

From PFK offices on Main Street head west, take the first left turn into Sullart Street, then the first right turn followed by the second right turn into Woodville Park. Continue straight ahead and at the fork the property can be found on the left hand side, facing the road.