



1 DERWENT COURT | COCKERMOUTH | CUMBRIA | CA13 0EU

PRICE £125,000





SUMMARY

We are loving this spacious first floor purpose-built maisonette which is located on a short, level walk of all the bars, cafes, shops and restaurants in the historic town centre. The property, which is offered chain free, has its own ground floor entrance door with stairs leading up to first floor landing and the accommodation then includes a spacious living room, a modern fitted kitchen with built in appliances, two double bedrooms, a family bathroom, plus a rather handy loft storage area with a stair access from bedroom 2. There is an allocated parking space to the rear.

EPC band E

ENTRANCE HALL

Solid entry door into ground floor lobby with stairs rising to first floor landing.

LANDING

Doors to rooms and storage cupboard.

LIVING ROOM

Two double glazed uPVC sash windows to front, wood effect flooring, electric heater, door to kitchen.

KITCHEN

Double glazed uPVC window to rear, range of units at base and eye level with complementary work surfaces, stainless steel one and a half bowl sink with mixer tap, oven and hob with stainless steel filter over, integrated fridge and freezer.

BEDROOM 1

Double glazed uPVC window to rear, electric heater, wood effect flooring, doors to integrated wardrobe/storage.

BEDROOM 2

Double glazed uPVC sash window to front, electric heater, door to stairs that lead up to loft storage area.

BATHROOM

Patterned double glazed window to rear, 'P' shaped bath with fitted screen and electric shower over, low level WC, pedestal hand wash basin with mixer tap, part tiled walls, wood effect flooring.



LOFT STORAGE

The property benefits from a large loft area in the eaves with light connected and accessed via a staircase from bedroom below

ALLOCATED PARKING

The property benefits from an allocated numbered parking space in the main carpark. This is located on the street behind.

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: Leasehold

Services: Mains water and electric are connected, mains drainage
Fixtures & Fittings: Carpets, oven hob and extractor, integrated fridge and freezer

Broadband type & speeds available: Standard 18Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates All networks have service outside. EE has limited signal indoors but all others are ok.

Planning permission passed in the immediate area: None known

The property is not listed

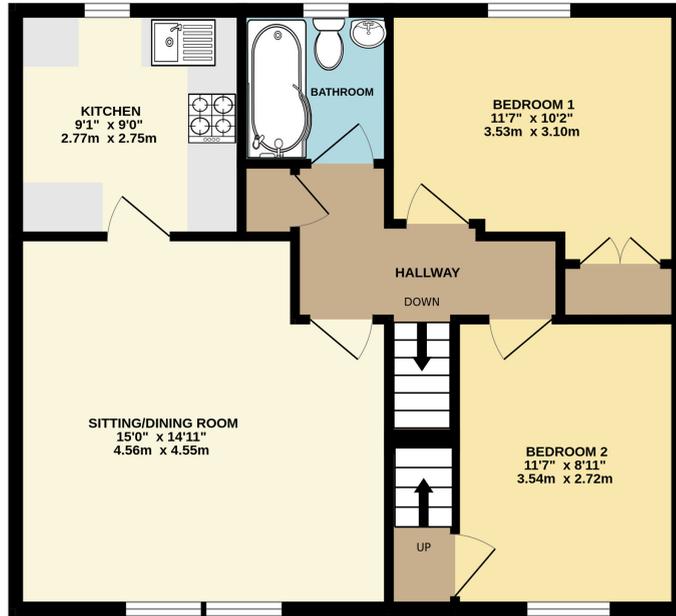
DIRECTIONS

From the Cockermouth office proceed down Station Street turning left onto Main Street and following the road out of town. Proceed across the first two mini roundabouts and then immediately turn left into Horsman St. The property will then be situated on the left-hand side.

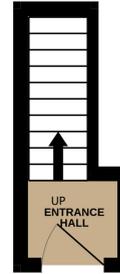
What3words: [represent.tens.chest](https://www.what3words.com/represent.tens.chest)



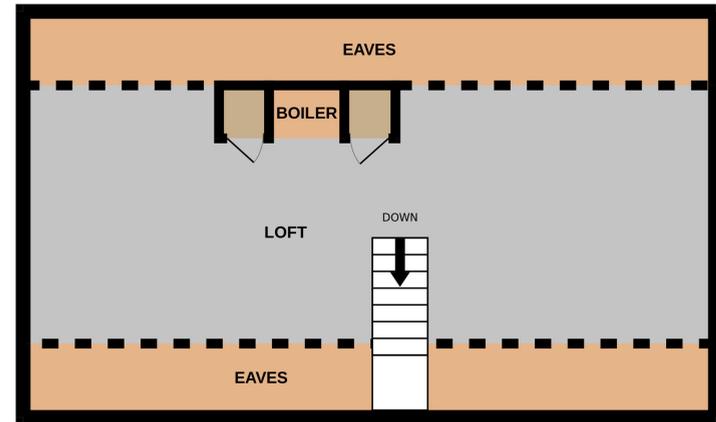
1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



GROUND FLOOR
34 sq.ft. (3.2 sq.m.) approx.



2ND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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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Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

www.lillingtons-estates.co.uk

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			