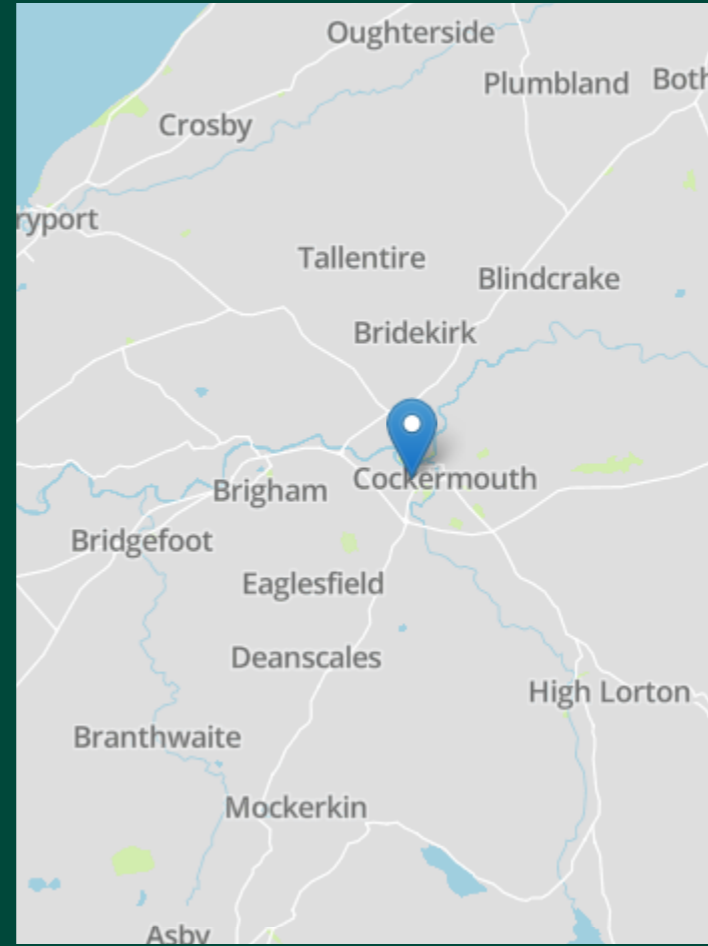


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0 - Building 1

Floor 0 - Building 1

Floor 2 - Building 1

Floor 2 - Building 1



1 Walker Croft, Cockermouth, Cumbria, CA13 0AJ

- Semi detached home
- Large amount of outside space
- Two bedrooms
- Ready to move into
- Quiet area of Cockermouth
- Driveway & garage
- Tenure - freehold
- Council tax - Band B
- EPC rating - D

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

Situated in one of Cockermouth's most sought after areas, within an easy walk to the town centre, in catchment for Fairfield Primary School and with easy access to the A66 for commuting. Walker Street is a lovely, family friendly area with the highly regarded Mayo Street Kindergarten just a stone's throw away.

PROPERTY DESCRIPTION

Nestled in a quiet residential estate in Cockermouth, 1 Walker Croft is a charming, two-bedroom, semi-detached home. Well maintained throughout and with the benefit of a garage and garden, this property is perfect for first-time buyers, young families, or those seeking to downsize.

The property features a spacious lounge and good sized dining kitchen to the ground floor, whilst upstairs, you'll find two bedrooms and a modern bathroom. Outside, to the rear, there is a paved patio seating area and an extended, fully fenced, lawned garden, which provides very generously proportioned outdoor space. This is complemented by driveway parking and a single garage

Situated in a sought-after residential area, within walking distance of Cockermouth town centre with its excellent range of amenities, highly regarded primary and secondary schools nearby and public transport easily accessible - plus the scenic beauty of the Lake District National Park just a short drive away hurry, an early viewing is advisable.

ACCOMMODATION

Entrance Hallway

1.2m x 0.8m (3' 11" x 2' 7") Accessed via part glazed, uPVC entrance door. Radiator and providing access to the kitchen and living room.

Dining Kitchen

2.7m x 3.0m (8' 10" x 9' 10") Rear aspect kitchen overlooking the garden. Fitted with a good range of matching, wood, wall and base units with complementary work surfacing, tiled splash backs and stainless steel sink/drain unit with mixer tap. Space for freestanding cooker with extractor above, space for under counter fridge and space/plumbing for under counter washing machine. Tiled floor, wall mounted boiler, built in storage cupboard and ample space for a four person dining table.

Living Room

4.2m x 4.0m (13' 9" x 13' 1") Bright, front aspect, reception room with large bay window and feature electric fire in stone hearth and surround. Stairs to first floor accommodation.

FIRST FLOOR

Landing

1.9m x 1.7m (6' 3" x 5' 7") With window to side aspect offering views toward Cockermouth.

Bedroom 1

3.3m x 3.3m (10' 10" x 10' 10") Lovely, front aspect, double bedroom with large bay window and built in wardrobes/storage cupboards.

Bedroom 2

2.8m x 2.2m (9' 2" x 7' 3") Rear aspect bedroom with views toward the church and Cockermouth town. Two built in wardrobes/storage cupboards.

Bathroom

1.7m x 1.6m (5' 7" x 5' 3") Modern bathroom fitted with three piece suite comprising bath with shower over and fitted side screen, WC and wash hand basin. Obscured window to rear aspect and fully tiled walls and floor.

EXTERNALLY

Private Parking

The property benefits from off road parking on the driveway at the front of the house which leads to:-

Detached Single Garage

5.1m x 2.7m (16' 9" x 8' 10") With up and over door, power and light.

Garden

Easy to maintain lawned areas flank the driveway at the front of the house. Gated access via the side of the property to a surprisingly extensive garden at the rear. This is fully enclosed with secure fencing and incorporates a substantial patio seating area and large area of lawn – perfect for children and pets.

SALE DETAILS

Services: Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can easily be found at the entrance to Walker Croft; alternatively by using what3words location [111news.apartment.finally](https://www.what3words.com/location/111news.apartment.finally)

