



74 KIRKGATE | COCKERMOUTH | CUMBRIA | CA13 9PH

PRICE £165,000





### **SUMMARY**

Located at the top end of Kirkgate in row of pretty multi-coloured cottages, this characterful Grade II listed home is perfectly positioned for access to all the pubs, bars, restaurants and coffee shops in town. Offered chain free the accommodation includes an entrance hall, living room with fireplace and exposed beams, a fitted kitchen with space for breakfast table, a large double bedroom with twin sash windows, a single bedroom and a useful first floor shower room. If that weren't enough to get you excited there is also a private courtyard to the rear with a double outhouse. Perfect for storing hobby equipment...

EPC band D

### **GROUND FLOOR ENTRANCE HALL**

A part glazed front door leads into hall with door to living room, radiator, stairs to first floor

### **LIVING ROOM**

Sash window to front, fire surround and hearth, radiator, coloured glass internal window looking into kitchen, exposed beams, under stairs cupboard, part glazed door to kitchen

### **KITCHEN/BREAKFAST ROOM**

Window to rear, part glazed door to rear, base and wall mounted units with work surfaces, single drainer sink unit with tiled splashback, electric hob, oven and extractor, space for washing machine and fridge, space for bistro table and chairs, radiator, wall mounted combi boiler

### **FIRST FLOOR LANDING**

Doors to rooms, built in cupboard

### **BEDROOM 1**

A generous double bedroom with two sash windows to front with shutters, fire surround, radiator, built in wardrobe (we feel this could be combined with the landing cupboard to create a bijou en-suite), wooden floorboards

### **BEDROOM 2**

Window to rear, radiator, wooden floorboards

### **SHOWER ROOM**

Recessed shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Window to rear, radiator, extractor fan



### **EXTERNALLY**

To the rear there is an enclosed private courtyard with space for table and chairs, plus two useful outhouses for storage.. Residents will get a parking permit allowing you to park on street at front.

### **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

cockermonth@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: The house is Freehold. The property is fortunate to have a private enclosed courtyard to the rear which is historic leasehold land, 900 Years from 6th March 1819.

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speed: Standard 17Mbps/Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all providers have service outdoors. 3 and O2 have service indoors but Vodafone and EE have limited service

Planning permission passed in the immediate area: None known

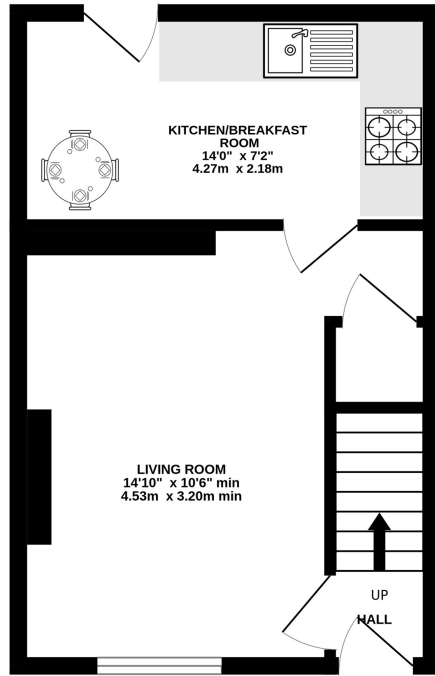
The property is Grade II listed

### **DIRECTIONS**

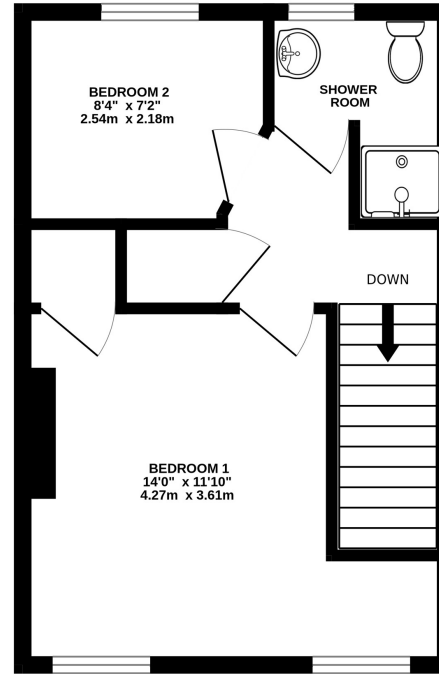
From the town centre proceed along Main Street and over the bridge, turning right into Market Place. Pass the entrance to the carpark and turn right into Kirkgate, continuing past the arts centre and The Bitter End pub where the property will be situated on the right hand side.



GROUND FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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](http://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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			