



## 13 Skinner Street, Cockermouth, Cumbria, CA13 9PE

- Three bed semi detached
- Immaculately presented
- Dedicated parking space
- Contemporary dining kitchen
- Quiet location off town centre
- Suntrap courtyard garden
- Tenure - freehold
- Council tax - Band B
- EPC rating - TBC

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## LOCATION

Located within the Georgian, gem town of Cockermouth on the fringe of the Lake District National Park. Enjoying a leafy rural feeling, while still within just a five minute walk to the town centre and its independent stores, restaurants and bars, and primary and secondary schools. Also benefitting from easy access via the A66 to West Cumbrian employment centres, the delights of the Lake District and, for those wishing to commute, to the M6.

## PROPERTY DESCRIPTION

13 Skinner Street is an immaculately presented, three bedroom, semi detached, tucked away on a quiet side street on the edge of the historic Kirkgate, within just a short walk to Cockermouth town centre. This is an excellent opportunity for first time buyers, a small family or even downsizers looking for an easy to maintain, lock up and leave, in a convenient area.

The accommodation is well presented throughout and comprises lounge, contemporary dining kitchen with integrated appliances, dining space for up to eight people and French doors to the garden, and downstairs cloakroom/WC. To the first floor there are three double bedrooms and a three piece, family bathroom with shower over the bath. The WC, hallway and dining kitchen have the benefit of underfloor heating.

Externally, there is informal parking for one car immediately to the front of the property, a dedicated off road parking space adjacent to the house, and an enclosed, suntrap courtyard garden to the rear.

## ACCOMMODATION

### Entrance Hallway

Accessed via wooden entrance door. Spotlighting, built in under stairs storage cupboard, Kamdean flooring (with underfloor heating) and stairs to first floor accommodation.

### Cloaks/WC

Fitted with WC and wash hand basin. Underfloor heating.

### Lounge

3.1m x 4.45m (10' 2" x 14' 7") Front aspect reception room with spot and wall mounted lighting, point for wall mounted TV, and Kamdean flooring.

### Dining Kitchen

5.34m x 3.64m (17' 6" x 11' 11") Bright, rear aspect room with underfloor heating and wooden, double glazed, French doors providing access to the rear courtyard garden. Kitchen comprises a range of base and wall units in a white, high gloss finish with complementary, white marble, counter tops and stainless steel sink with drainage board, mixer tap and instant boil tap. Four-burner induction hob with extractor fan over, separate electric combination oven/grill, integrated dishwasher, washing machine, fridge freezer and wine fridge. Spotlighting, pull-out pantry cupboard and book shelf, and space for six to eight person dining table.

## FIRST FLOOR

### Landing

Spotlighting, built in, shelved airing cupboard and access to loft space (via hatch).

### Bedroom 1

4.35m x 3.32m (14' 3" x 10' 11") Front aspect, double bedroom with point for TV.

### Bedroom 2

3.31m x 3.60m (10' 10" x 11' 10") Rear aspect, double bedroom.

### Bedroom 3

2.57m x 2.61m (8' 5" x 8' 7") Front aspect bedroom - currently utilised as a dressing room.

### Family Bathroom

1.69m x 2.30m (5' 7" x 7' 7") Fitted with three piece suite comprising P-shaped bath with mains plumbed shower over, and WC and wash hand basin set in built in vanity storage units. Part tiled walls, spotlighting, obscured window to rear aspect, and vertical, heated chrome towel rail.

## EXTERNALLY

### Parking

There is informal parking available to the front of the property - immediately in front of the house. There is also a dedicated parking space situated adjacent to the house.

### Courtyard Garden

An archway to the right of the property, with gated access, leads to an easy to maintain, enclosed, rear courtyard garden with patio seating space and decorative stone chipped area. This is a complete suntrap receiving the best of the sunshine throughout the afternoon and into the early evening.

## 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.

## SALE DETAILS

**Services:** Mains electricity, gas, water & drainage; gas central heating installed; electric underfloor heating to the hallway, WC and dining kitchen on the ground floor; double glazing installed throughout. 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 office on Main Street, turn right into Station Street, then take a left hand turning at the traffic lights on to Lorton Road. After approximately 300 yards, turn right into Skinner Street.

