
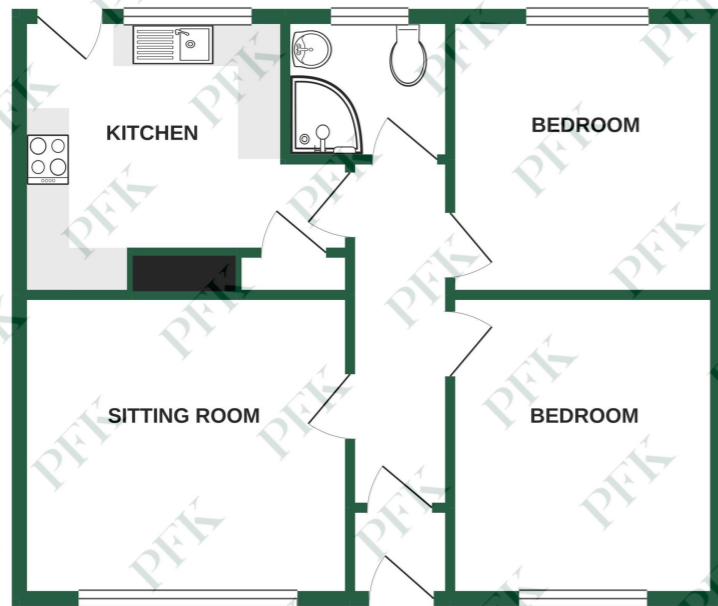


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
54	
England, Scotland & Wales	
EU Directive 2002/91/EC 	



GROUND FLOOR
57.4 sq. m. (618 sq. ft.) approx.



TOTAL FLOOR AREA: 57.4 sq. m. (618 sq. ft.) approx.
MCA 1000 10/0000



42 Limetree Crescent, Cockermouth, Cumbria, CA13 9HW

- Semi detached bungalow
- No onward chain
- EPC rating E
- Two bedrooms
- Gardens
- Tenure - freehold
- Popular area of Cockermouth
- Garage
- Council tax - Band B

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;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



01900 826205



cockermouth@pfk.co.uk



www.pfk.co.uk

LOCATION

Enjoying a fantastic location within a quiet, family friendly residential estate. Just a short walk to Cockermouth Secondary School, the local sports and leisure centre, doctor's surgery and all of Cockermouth's town centre amenities.

PROPERTY DESCRIPTION

42 Limetree Crescent is a comfortable, two bedroom semi detached bungalow, situated in a highly prized area within just a short walk into Cockermouth town centre, local doctors surgery and leisure centre.

The accommodation comprises lounge with living flame electric fire and spot lighting, dining kitchen, two well proportioned double bedrooms and a modern three piece shower room.

Externally there are easy to maintain front and rear lawned gardens - the rear being a sun trap and spacious enough to allow a keen gardener to thrive, whilst opposite the property is a garage.

Available for sale with no onward chain and in such a sought after location, an early inspection is a must to avoid missing out.

ACCOMMODATION

Vestibule

Accessed via part glazed, uPVC front door. With alarm panel and glazed internal door to hall.

Entrance Hall

With wooden internal doors to all rooms, telephone point and loft access (via drop down hatch and ladder).

Lounge

3.93m x 3.84m (max) (12' 11" x 12' 7")

Front aspect room with decorative coving, living flame gas fire, TV point and spot lighting.

Dining Kitchen

3.92m x 3.32m (12' 10" x 10' 11")

Rear aspect room with uPVC door leading to the rear garden. Fitted with a range of wall and base units in a white finish with complementary light granite effect work surfaces incorporating stainless steel sink and drainer unit with mixer tap, and tiled splashbacks. Integrated electric oven and grill with four burner counter top mounted electric hob and extractor over, plumbing for washing machine, integrated fridge and freezer, breakfast bar dining for two, and built in storage cupboard housing hot water cylinder.

Bedroom 1

3.63m x 3.17m (11' 11" x 10' 5")

Front aspect double bedroom with telephone point.

Bedroom 2

3.18m x 3.33m (10' 5" x 10' 11")

Rear aspect double bedroom.

Shower Room

1.67m x 1.96m (5' 6" x 6' 5")

Rear aspect room fitted with three piece suite comprising corner quadrant shower cubicle with mains powered shower, wash hand basin in built in vanity unit and WC. Vertical heated chrome towel rail.

EXTERNALLY

Gardens

To the front, the property is accessed by a small flight of steps from the street, leading to a raised lawned garden. To the rear is a large enclosed garden, laid mainly to lawn with patio seating area, mature perennials and herbaceous borders.

Garage

Located on the opposite side of the road from the property is a single garage with up and over door.

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 gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. 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: Proceed along Castlegate Drive towards Cockermouth School, then turn left onto Beech Lane, first left onto Oaktree Crescent and finally right into Limetree Crescent.

