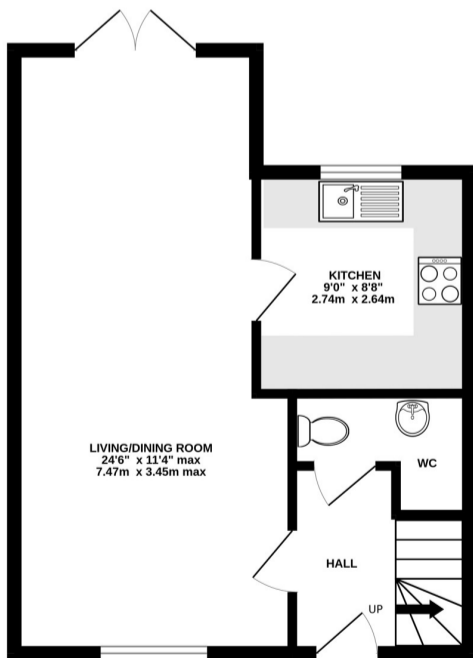
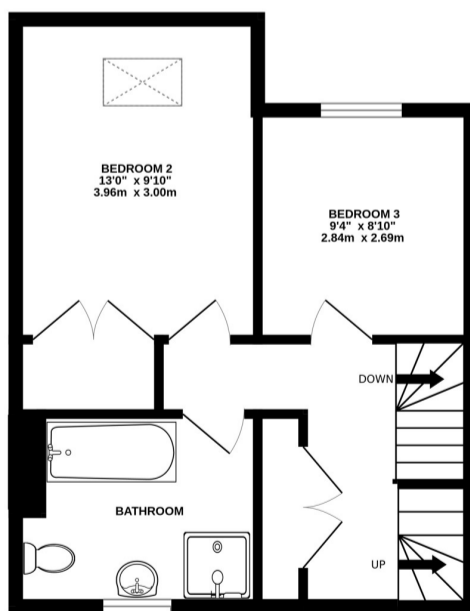




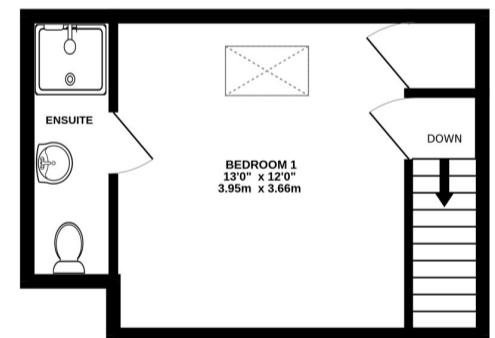
GROUND FLOOR
 410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
 406 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR
 232 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	81



SUMMARY

Beautifully located at the head of a quiet cul de sac and yet within easy reach of all the amenities in Cockermouth town centre, this semi detached modern home, built by award winning builder J.J.Lattimer is a real Find! Historically used as a successful holiday let and available with furnishings if desired, this three storey home is equally suited to a main residence and includes an entrance hall with ground floor WC, a generous living/dining room with French doors into garden, a fitted kitchen with integrated appliances, two first floor bedrooms with a decent family bathroom and a top floor main bedroom with an en-suite shower room. There is allocated parking to the front of the property (essential in the town centre) and a charming courtyard style garden to the rear with a handy side access gate. A great place, and one which won't be available for long...

EPC band D

GROUND FLOOR ENTRANCE HALL

A part double glazed door leads into hall with doors to rooms, stairs to first floor, radiator, coved ceiling, wood style flooring

GROUND FLOOR WC

Fitted with hand wash basin and low level WC. Radiator, under stairs storage area, wall mounted combi boiler, wood style flooring

LIVING/DINING ROOM

Two double glazed sash windows to front, double radiator, gas living flame fire with surround and hearth, coved ceiling, wood style flooring. Open to dining area with space for table and chairs, double radiator, double glazed French doors to garden, door into kitchen

KITCHEN

Fitted range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with oven and extractor, integrated dishwasher, washing machine and fridge freezer, coved ceiling, double radiator, tile effect flooring

FIRST FLOOR LANDING

Doors to rooms, sash double glazed window to side, built in double cupboard, stairs to second floor, radiator

BEDROOM 2

Velux window to rear, radiator, coved ceiling, built in double wardrobe

BEDROOM 3

Double glazed sash window to rear, radiator, coved ceiling

BATHROOM

Double glazed sash window to rear, panel bath with separate shower enclosure, pedestal hand wash basin, low level WC. Extractor fan, double radiator, tiled walls and floor

SECOND FLOOR LANDING

Velux window to rear, door to main bedroom

BEDROOM 1

Velux window to rear, built in wardrobe, double radiator, door to en-suite

EN-SUITE SHOWER ROOM

Shower enclosure with electric shower unit, pedestal hand wash basin, low level WC. Radiator, tiled walls and flooring, extractor fan

EXTERNALLY

To the front of the property there is allocated parking available for the property plus visitors spaces for the homes in the cul de sac. A path leads to front door and a side gate leads to the rear garden. The rear courtyard garden is enclosed and offers plenty of space for dining and outside seating. Mainly laid with stone chippings and bordered by stone walling.

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: Currently Business Rates

Tenure: Leasehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, integrated dishwasher, washing machine and fridge freezer. All holiday cottage furnishings including furniture, linen and crockery/glassware

The property is not listed

DIRECTIONS

From the town centre head out towards Workington on Main Street. Before reaching Wordsworth House and the mini roundabout turn right into Bridge Street and then turn right again before the footbridge into Bridge Street Close. The property will be located in the top right hand corner.

