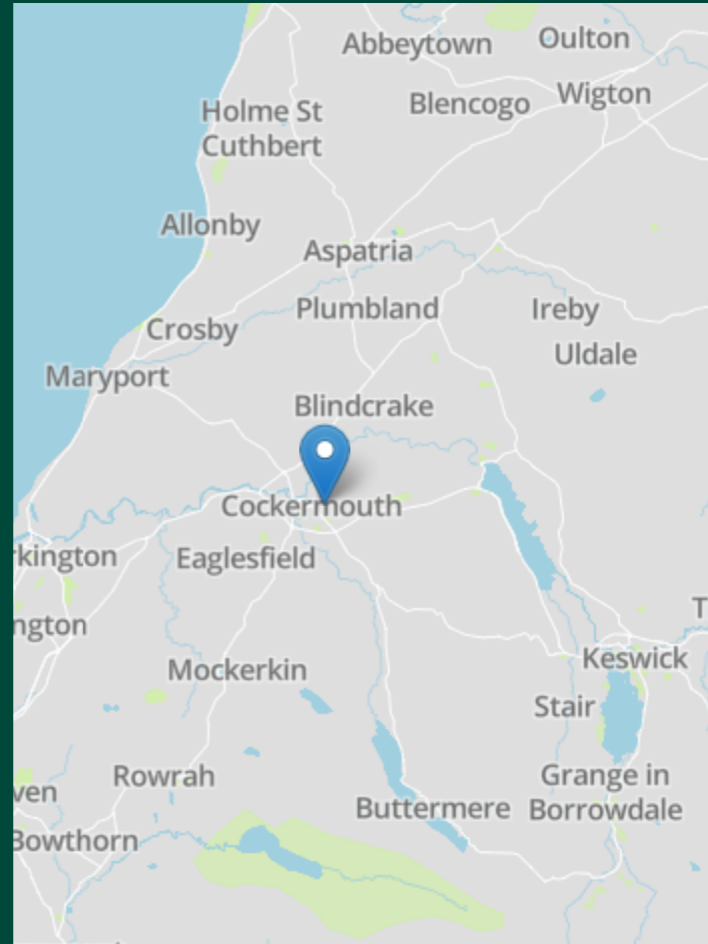


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0 - Building 1

Floor 1 - Building 1

Garden Building
23'0" x 9'6"
6.88 x 2.88 m

PFK

Approximate total area*

700.11 sq ft
64.9 sq m

(*) Excludes garden areas and terraces

PFK

Approximate total area*

212.05 sq ft
19.7 sq m

(*) Excludes balconies and terraces



4 Mosser Avenue, Cockermouth, Cumbria, CA13 9BA

- 2 bedroom semi-detached home
- Driveway parking & garden
- No onward buying chain
- Council tax - Band A
- EPC rating - D
- Tenure - freehold

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



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cockermouth@pfk.co.uk

www.pfk.co.uk

LOCATION

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. 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.

PROPERTY DESCRIPTION

4 Mosser Avenue is a charming, two-bedroom, semi-detached property located on a popular, family-friendly, residential estate. This home is ideal for a couple or young family looking to purchase their first property, offering both comfort and convenience in a welcoming neighbourhood. The property features a good sized, yet cosy living room, modern dining kitchen, and two spacious double bedrooms. The three-piece family bathroom includes a shower over the bath.

The rear garden is laid to lawn and there is a fully insulated building at the bottom of the garden - currently used for storage but which could easily be utilised for various purposes including home office, hobby or playroom. There is also driveway parking to the front of the property.

Homes in this estate are in high demand and sell quickly. Don't miss your chance to make 4 Mosser Avenue your new home. Call now to arrange a viewing and avoid disappointment.

ACCOMMODATION

Entrance Hallway

1.28m x 1.80m (4' 2" x 5' 11") Accessed via uPVC entrance door with attractive glazed insert and additional obscured, glazed side panel. With large storage cupboard and stairs to first floor accommodation.

Living Room

3.61m x 5.21m (11' 10" x 17' 1") A generously proportioned reception room which runs front to back with windows to both front and rear aspects. Coved ceiling, wall lighting, radiator and electric fire set in wooden surround with marble effect hearth and back plate.

Dining Kitchen

3.32m x 3.27m (10' 11" x 10' 9") Bright, side aspect, kitchen fitted with a range of matching, wooden wall and base units with complementary work surfacing, tiled splash backs and 1.5-bowl stainless steel sink/drain unit with mixer tap. Space/point for freestanding cooker, space for under counter washing machine and space for freestanding fridge freezer. Laminate flooring, radiator, space for four person dining table and part glazed, uPVC door giving access to the rear garden.

FIRST FLOOR

Landing

1.91m x 1.78m (6' 3" x 5' 10") With windows at half and main landing levels, and radiator on the main landing.

Bedroom 1

3.35m x 3.28m (11' 0" x 10' 9") Rear aspect, double bedroom with radiator.

Bedroom 2

3.59m x 3.31m (11' 9" x 10' 10") Second, rear aspect, double bedroom with radiator.

Bathroom

3.18m x 1.77m (10' 5" x 5' 10") Fully tiled bathroom fitted with three piece suite comprising panelled bath with electric shower over, WC and wash hand basin. Obscured window to front aspect, heated towel rail and tiled floor.

EXTERNALLY

Parking

A gated, driveway at the front of the house provides off road parking for approx. two vehicles.

Garden & Outbuilding

Access via the side of the house to an enclosed, rear garden which is mainly laid to lawn with patio seating area, greenhouse, shed and feature rockery garden.

Outbuilding 6.88m x 2.88m (22' 7" x 9' 5") Located at the bottom of the garden is a substantial, fully insulated outbuilding (of thermal block construction). This is currently used for storage purposes but offers great potential for various uses including home office, playroom or hobby room.

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: Situated within only a short walk from Cockermouth town centre with its excellent services and amenities including bars, restaurants, cafes, supermarkets, a range of independent shops, doctors surgeries and dentists, highly rated local primary and secondary schools and Cockermouth's leisure centre and swimming pool.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: The property can easily be located on Mosser Avenue and identified by a PFK 'For Sale' Board.

