

PFK

2 Culgarth Avenue, Cockermouth, Cumbria CA13 9PL

Guide Price: £270,000



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## LOCATION

Culgarth Avenue is situated in a highly desirable residential estate on the edge of the market town of Cockermouth in the borough of Allerdale, and set within the north west fringe of the Lake District National Park. Convenient for the town centre, local schools and excellent amenities such as swimming pool, gymnasiums, two parks which both facilitate riverside walks, and thriving local restaurants and public houses.

## PROPERTY DESCRIPTION

2 Culgarth Avenue is a spacious two bedroom detached bungalow, sat within a large wrap around plot on the ever popular Culgarth Avenue, sold with no onward chain and offering excellent potential for extension!

The accommodation is light and airy, offering ample space for downsizing and briefly comprises lounge, dining kitchen, conservatory, two double bedrooms, and bathroom with walk in shower.

Externally there is a driveway with parking for two cars, an attached garage, wraparound lawn gardens with patio seating areas and a variety of mature trees and shrubbery.

Bungalows in this area are in demand and don't stay on the market for long so an early inspection is a must to avoid missing out.

## ACCOMMODATION

### Entrance Porch

Accessed via part glazed UPVC door. With tiled flooring and steps leading up to a UPVC front door leading into the hallway.

### Hallway

With decorative coving, built in, shelved storage cupboard, telephone point and doors leading to all rooms.

### Lounge

4.83m x 3.43m (15' 10" x 11' 3") Light and airy dual aspect reception room with decorative coving, wall mounted gas fire and TV point.

### Dining Kitchen

3.89m x 3.34m (12' 9" x 10' 11") A side aspect room fitted with a range of wall and base units in a light oak effect finish with complementary granite effect work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Point for freestanding electric cooker with extractor over, space for undercounter fridge freezer, TV and telephone points, laminate flooring and lockable wooden door leading into the conservatory.

### Conservatory

1.97m x 3.60m (6' 6" x 11' 10") Partially block built with plumbing for washing machine, double glazed windows and part glazed UPVC door giving access to the rear garden.

### Bedroom 1

3.38m x 3.35m (11' 1" x 11' 0") Front aspect double bedroom with decorative coving.

### Bedroom 2

3.14m x 3.85m (10' 4" x 12' 8") Rear aspect double bedroom with decorative coving.

### Shower Room

1.68m x 2.05m (5' 6" x 6' 9") Fitted with three piece suite comprising walk in shower cubicle with mains shower, WC and wash hand basin, tiled walls and obscured rear aspect window.

## EXTERNALLY

### Gardens and Parking

To the front, there is offroad parking for two cars on the driveway leading to the attached garage and a lawned garden with mature hedge borders, perennials, shrubbery and mature fir tree. The garden wraps around to the right hand side and is laid to lawn with mature shrubbery and trees, with gated pedestrian access to either side of the house leading to the rear. The rear garden is partly laid to lawn with mature trees, shrubbery and a raised patio seating area.

### Garage

Attached garage with electric up and over door, power and lighting.

## ADDITIONAL INFORMATION

### Referral & Other Payments

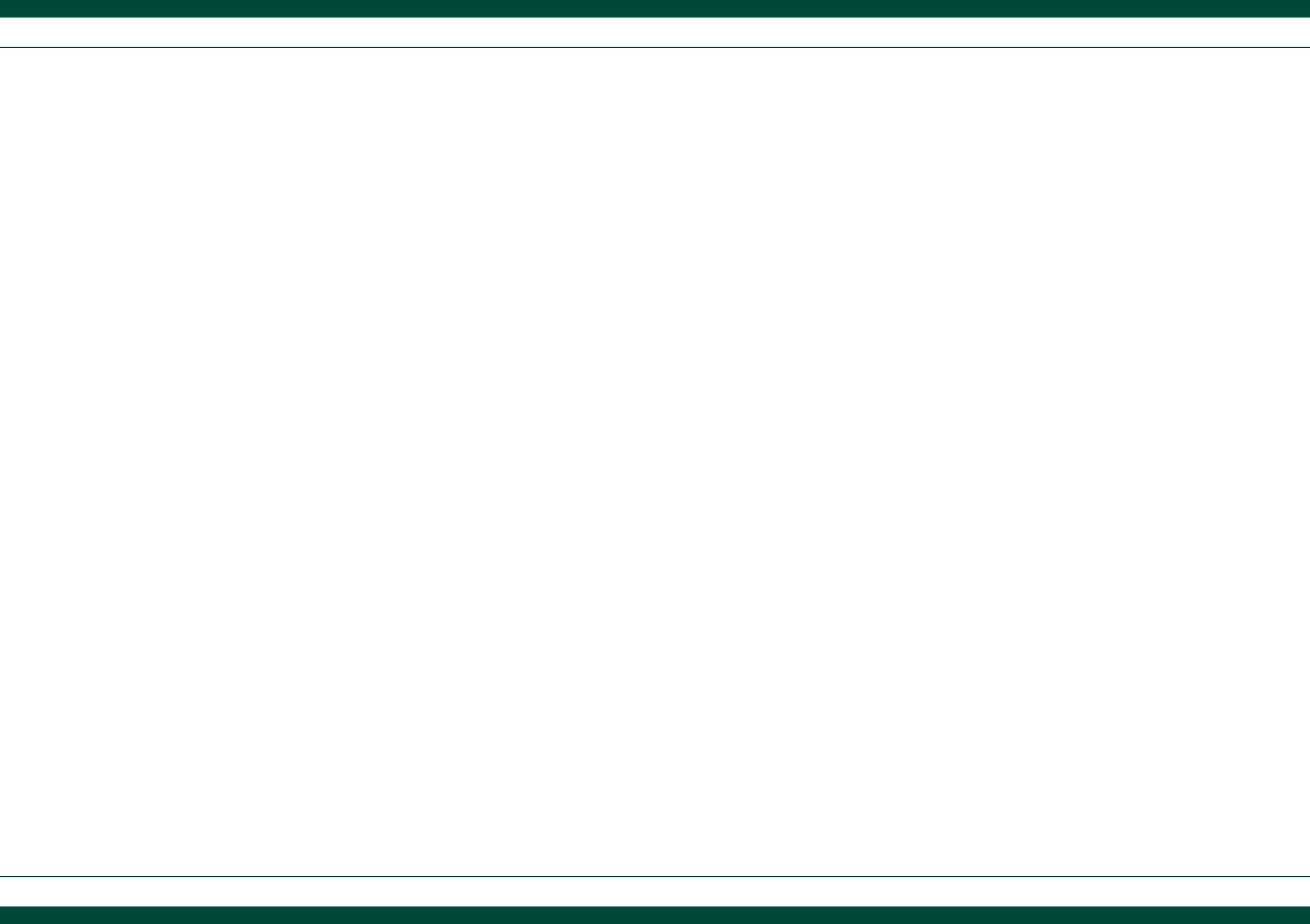
PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

## SALE DETAILS

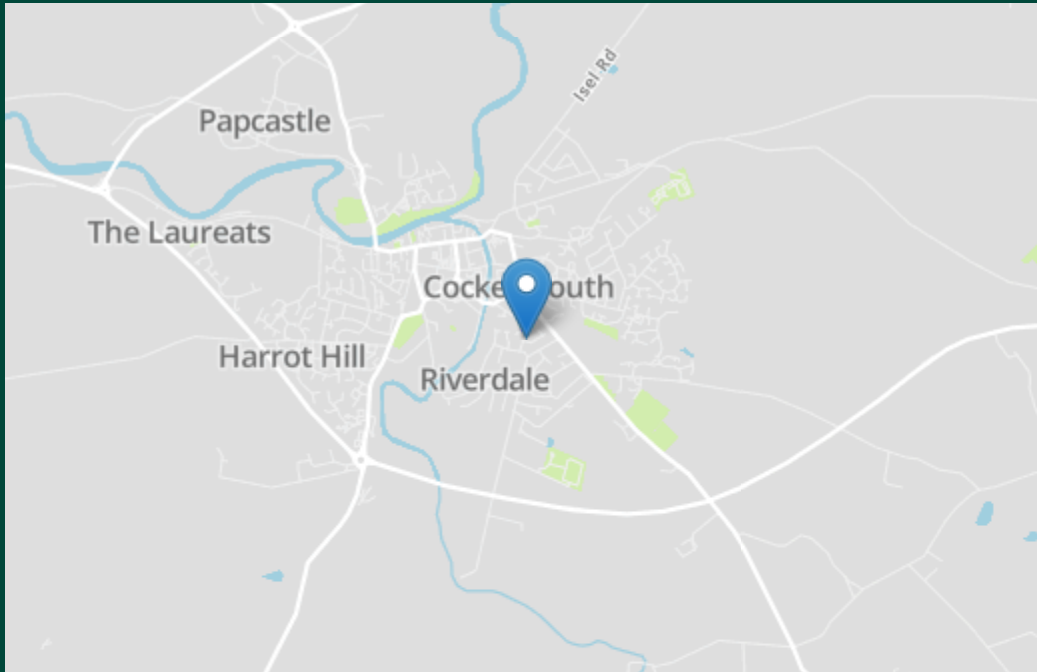
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Solar panels to roof. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From our Cockermouth office proceed along Station Street and turn left at the traffic lights onto Lorton Street. Follow the road round onto Lorton Road taking the second right hand turning into Vicarage Lane. Take the next right hand turn onto Norwood Drive, followed by the first right hand turn into Culgarth Avenue. Follow the road to the right and the property can be found on the right hand side.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		71
(55-68)	<b>D</b>	53	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	