



24 CHALLONER STREET | COCKERMOUTH | CA13 9QS

PRICE £169,950





SUMMARY

If you are searching for something characterful yet quirky then look no further than this charming three bedroom semi-detached cottage in the heart of Cockermouth, benefitting from all the bars, restaurants and shops close at hand. Ideal for first time buyers as all the fixtures and fittings are included in the sale, this wonderful home has been regularly upgraded by the owner including recent electrical improvements and has been used as a successful holiday let. The accommodation includes a dining room with fireplace, separate living room, fitted kitchen and ground floor shower room. To the first floor are two beautiful bedrooms and then to the second floor there is a delightful principle bedroom with vaulted ceiling and an en-suite bathroom. Whether this becomes your main home or your holiday home this is a real find and a place you will love...

EPC band D

GROUND FLOOR

ENTRANCE

A part glazed door opens into dining room

DINING ROOM

Sash window to front with window seat, tapering shape room with chimney breast, stove effect fire, radiator with cover, bookshelves, space for table and chairs, wood style floor, door to inner hall

INNER HALL

Stairs to first floor, door to living room

LIVING ROOM

Sash window to rear, gas fire with surround and hearth, double radiator, under stairs storage cupboard with space for condenser tumble dryer, wood style flooring, part glazed door to kitchen

KITCHEN

A galley style kitchen fitted in a range of base and wall mounted units with work surfaces, boiler in cupboard unit, recently fitted cooker with extractor fan over, single drainer sink unit with tiled splashbacks, space for fridge, washing machine and slimline dishwasher, radiator, tiled flooring, double glazed windows to side and front, part glazed door to yard, door to shower room

SHOWER ROOM

Quadrant shower enclosure with electric shower unit, hand wash basin with cupboards under, low level WC. Skylight window, tiled walls and flooring, radiator, extractor fan, chrome towel rail



FIRST FLOOR

LANDING

Doors to bedroom 2 & 3, door to stairs which lead up to bedroom 1. Radiator with cover

BEDROOM 2

Sash window to front with window seat, double radiator, built in double wardrobe

BEDROOM 3

Sash window to rear, radiator with cover

SECOND FLOOR

BEDROOM 1

A charming bedroom with vaulted ceiling and exposed purlins, double radiator, two conservation style rooflights, two storage cupboards, door to en-suite

EN-SUITE BATHROOM

Double glazed window to rear, panel bath with electric shower unit, hand wash basin, low level WC. Tile splashback areas, double radiator, tile effect flooring

EXTERNALLY

To the rear is an compact enclosed yard space with rear access gate.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

CA28 7DP

Tel: 01900 828600

cockermouth@lillingtons-estates.co.uk

Council Tax Band: C

Tenure: Freehold

Services: Mains water, gas, sewage and electricity are connected

Fixtures & Fittings: All fixtures and fittings are included in the price including recent carpets and cooker

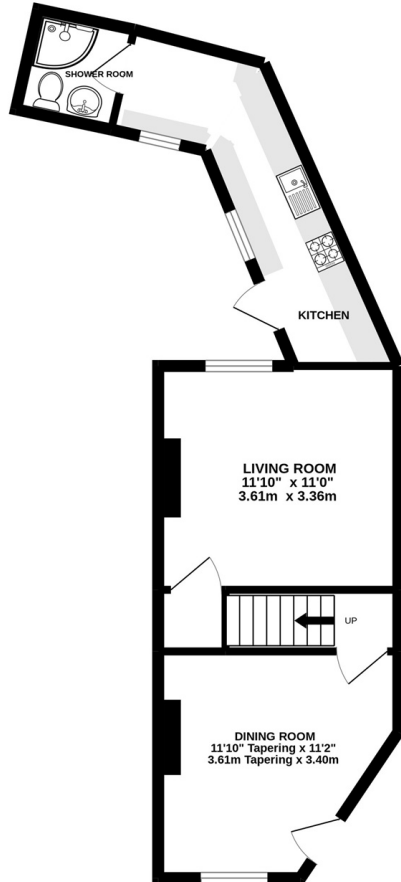
DIRECTIONS

Directions

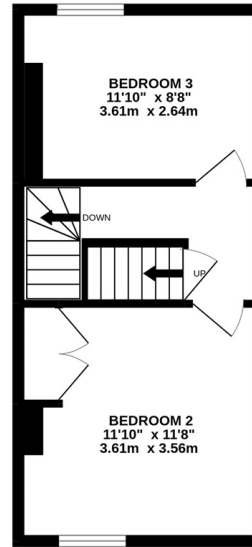
From the office turn left into South Street and left again into Challoner Street. The property will be situated on the right hand side.



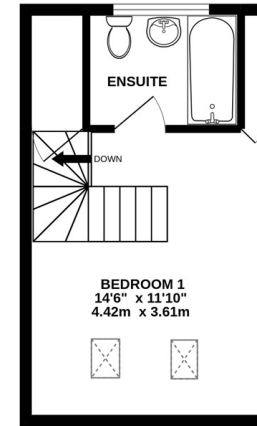
GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.



2ND FLOOR
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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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www.lillingtons-estates.co.uk

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