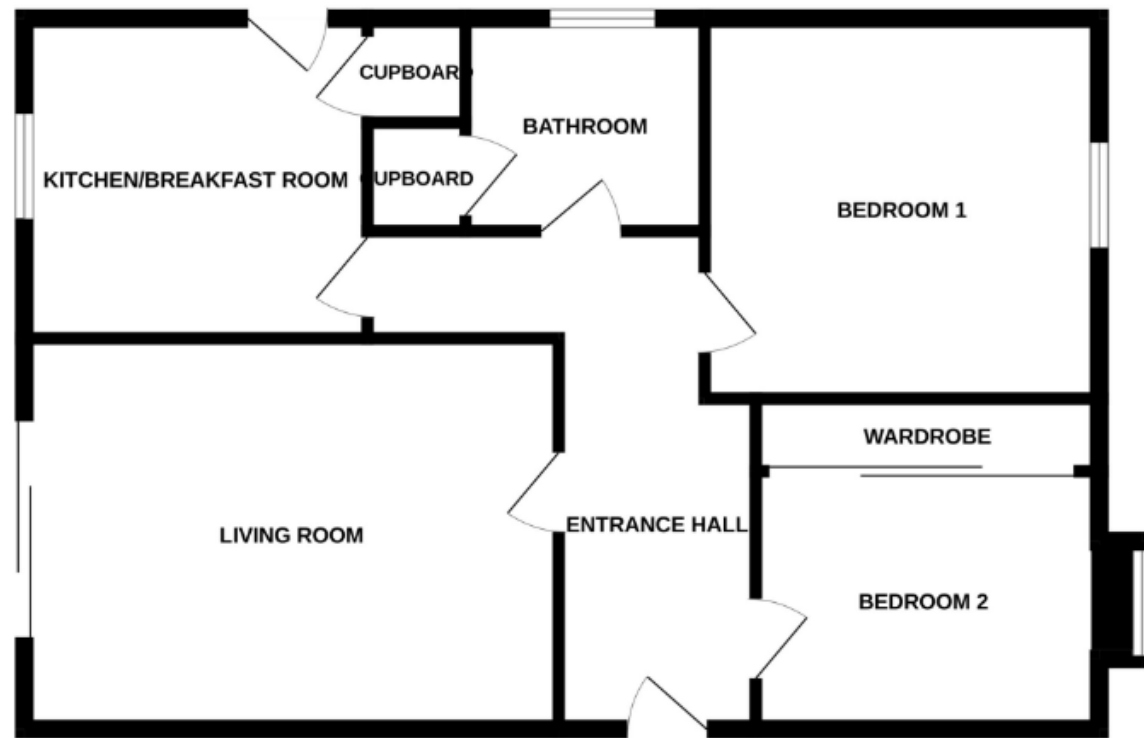


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



3 Swinside Close, Cockermouth, Cumbria, CA13 9AB

- 2 bed detached bungalow
- Garage, parking & garden
- Tenure: freehold
- Modern kitchen
- No chain
- EPC rating D
- Quiet location
- Council Tax: Band C

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LOCATION

Situated in a quiet cul-de-sac on the ever popular Gable Avenue estate, enjoying an edge of town location yet only a short drive or walk to Cockermouth town centre and all its main services and amenities. Bars, restaurants, cafes, supermarkets, a range of independent shops, doctors surgeries and dentists, highly rated local primary and secondary schools are only a short walk away as is Cockermouth's leisure centre and swimming pool.

PROPERTY DESCRIPTION

3 Swinside Close is a well presented two bedroom detached bungalow, tucked away in a quiet cul-de-sac on the popular Gable Avenue estate and being sold with no onward chain.

The accommodation comprises large lounge with doors to the garden, modern kitchen, two double bedrooms and a three piece bathroom with shower over bath. Externally there is a lawned garden, driveway parking for two cars and attached garage to the front, whilst to the rear is a private garden laid to patio with raised flower bed and shrubbery.

The perfect property for a downsizer looking for an easy to maintain lock up and leave home, an early viewing is a must to avoid missing out.

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC door. With decorative coving, loft access hatch and doors leading to all rooms.

Lounge

5.16m x 3.39m (16' 11" x 11' 1") A rear aspect reception room with sliding door giving access out to the rear garden, decorative coving, Living Flame gas fire in a black granite hearth and surround, TV, telephone and broadband points.

Kitchen

4.11m x 2.89m (13' 6" x 9' 6") Fitted with a range of wall and base units in a dark wood effect finish, with complementary work surfacing and cream, wall mounted cabinets. Point for freestanding gas cooker, 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks, built in storage cupboard housing the hot water boiler, rear aspect window and part glazed UPVC door out to the side.

Bedroom 1

2.85m x 3.38m (9' 4" x 11' 1") A front aspect double bedroom with decorative coving.

Bedroom 2

2.82m x 2.74m (9' 3" x 9' 0") (inc. wardrobes) A front aspect room with decorative coving, three fitted wardrobes with sliding doors and wall mounted shelving.

Bathroom

1.66m x 2.08m (5' 5" x 6' 10") Fitted with a three piece suite comprising bath with shower over, WC and wash hand basin, part tiled walls, airing cupboard housing the hot water cylinder and obscured side aspect window.

EXTERNALLY

Gardens and Parking

To the front of the property, there is a lawned garden and offroad parking for two cars on the driveway leading to the attached garage. To the rear, there is an enclosed garden with patio area, raised flower bed, shrubbery and wooden storage shed.

Garage

Attached garage with electric roller 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: Main gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/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 PFK office in Cockermouth Main Street, turn right into Station Street then at the first set of traffic lights bear left on to Lorton Road. At the top of the hill turn left, then immediately right into Windmill Lane. Take the next left turning into Slate Fell Drive, then turn right into Gable Avenue, take the second right and then first right into Ullswater Drive, then right again into Swinside Close.

