



9 NEW STREET | COCKERMOUTH | CUMBRIA | CA13 0EP

PRICE £115,000







## SUMMARY

We are acting in the sale of the above property and have received an offer of £105,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Looking for a project? Then make sure to check out this traditional cottage style property. Located out of the flood risk zone and within an easy flat walk from all the bars, restaurants and shopping in the town centre this will make an amazing home once renovated. The property has been stripped back ready to start work and is now offered with vacant possession, including a living room, a kitchen/dining room, utility store, two first floor bedrooms and a first floor bathroom, plus a generous attic room. An alleyway leads down the side, giving access to the courtyard style garden at the rear which is ready for cultivation. A property that ticks a lot of boxes if you don't mind getting your hands dirty...

EPC band F

## GROUND FLOOR ENTRANCE

A wooden front door leads into living room

## LIVING ROOM

Window to front, stairs to first floor, door into kitchen

## KITCHEN/DINING ROOM

Window to rear, single drainer sink unit, fitted cupboards and worktops, double radiator, part glazed door into garden

## FIRST FLOOR LANDING

Doors to rooms, door to stairs leading up to attic room, under stairs cupboard

## BEDROOM 1

Window to front, double radiator

## BEDROOM 2

Window to rear, double radiator

## BATHROOM

Window to rear, panel bath, pedestal hand wash basin, low level WC. Built in airing cupboard, radiator

## ATTIC BEDROOM

A generous room with vaulted ceiling and good head height. Velux window to rear, double radiator, eaves cupboard

## EXTERNALLY

To the side, a gated shared passage with next door branches off to the rear courtyard garden which is ready for cultivation.

## 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](mailto:cockermouth@lillingtons-estates.co.uk)

Council Tax Band: B

Tenure: Freehold

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

Fixtures & Fittings: None

Broadband type & speeds available: Standard 18Mbps / Superfast 80Mbps / Ultrafast 1800Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 25' indicates EE has variable service indoors but is ok outside. All other networks have good signal indoors and outdoors

Planning permission passed in the immediate area: None known

The property is not listed

## DIRECTIONS

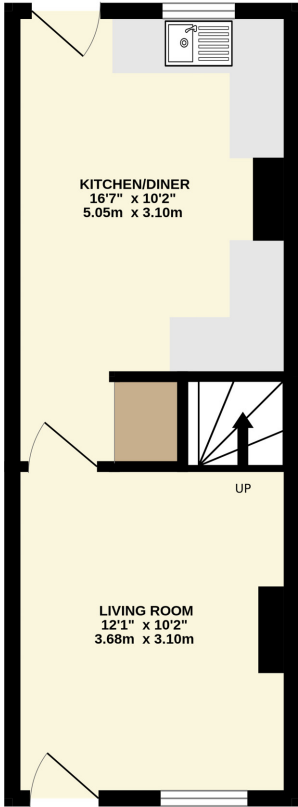
From the office head down Station Street and turn left onto Main Street heading towards Workington. Pass The Trout hotel on the right and turn left before the roundabout into New Street where the property will be located on the left hand side.



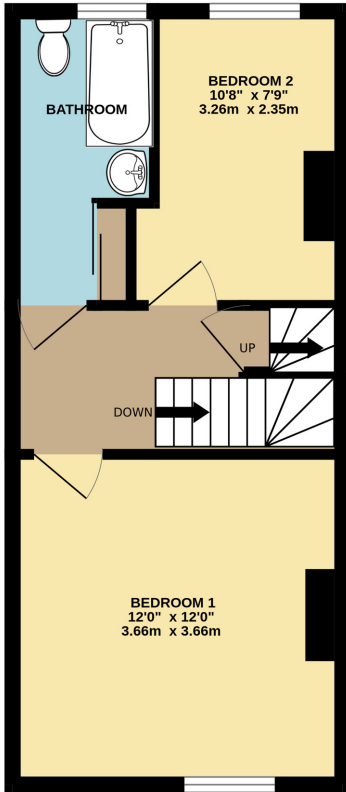




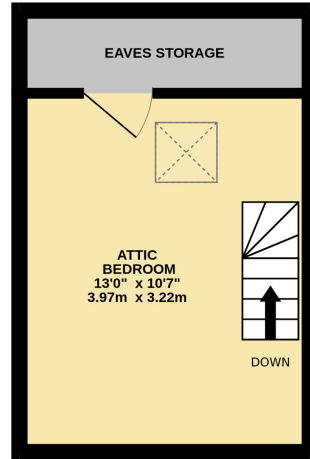
GROUND FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



2ND FLOOR  
170 sq.ft. (15.8 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (72.9 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+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>36</b>	<b>36</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		