



19 THE FALLOWS | COCKERMOUTH | CUMBRIA | CA13 0ET

PRICE £115,000





SUMMARY

Located in this purpose built development of apartments which is situated within an easy flat walk of Cockermouth town centre and all the bars, restaurants, cafes and shops, this second floor flat in The Fallows must be on your viewing list! Offered chain free, the property benefits from a generous open plan living/dining/kitchen with a double aspect, the kitchen area having built in appliances, two double bedrooms, one with a double aspect, plus a modern fitted bathroom. There is also allocated parking at the rear. A great buy for the money!

EPC band D

ENTRANCE

External stairs at the back of the block lead up to front door into apartment

ENTRANCE HALL

Doors to all rooms, built in cupboard, access to loft space, electric heater

LIVING/DINING/KITCHEN

An open plan double aspect room split into three areas. The living/dining area includes two sash style windows to rear, two electric heaters, space for table and chairs.

The kitchen area is fitted in a range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with oven under and extractor fan, space for washing machine and fridge freezer.

BEDROOM 1

A double aspect room with sash style windows to front and side, built in double wardrobe, electric heater

BEDROOM 2

Sash style window to front, electric heater

BATHROOM

Window to rear, panel bath with electric shower unit and screen, PVC splashback cladding, hand wash basin with cupboard under, low level WC. Electric heater.



EXTERNALLY

The property benefits from an allocated parking space at the rear of the building

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

Council Tax Band: A

Tenure: Leasehold

Services: Mains water and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor

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

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates EE has good signal outdoors but limited service indoors. All other providers have good service indoors and out.

Planning permission passed in the immediate area: None known

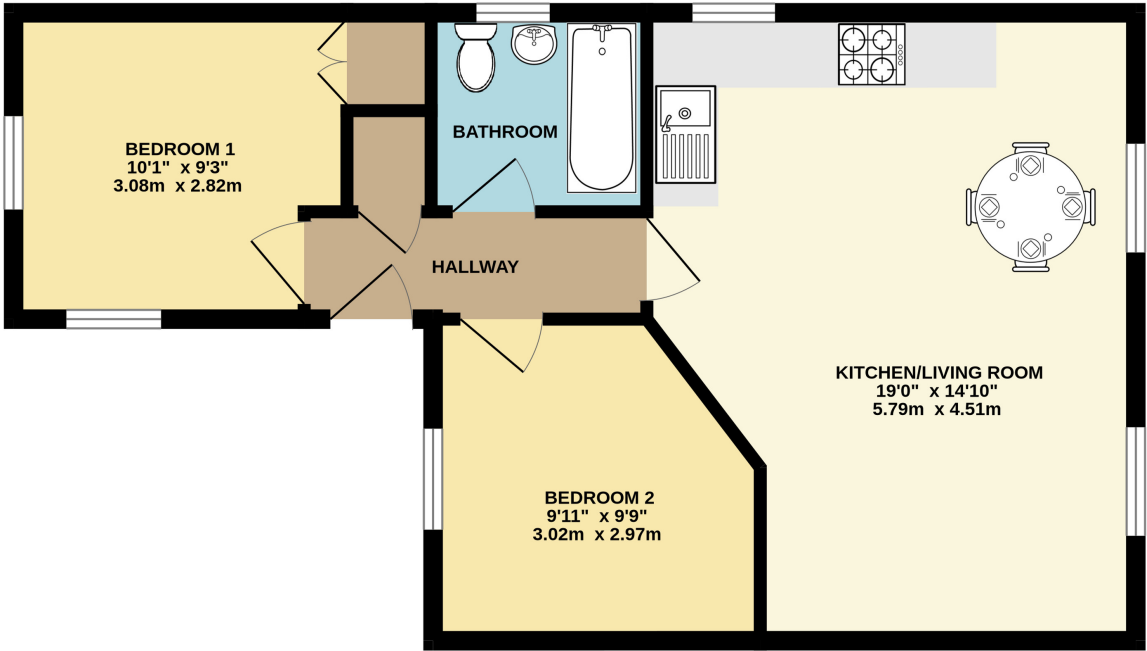
The property is not listed

DIRECTIONS

From the office head down Station Street and turn left onto Main Street. Cross the mini roundabout by Wordsworth House and The Trout Hotel, taking the next left onto New Street. The Fallows will be located on the left hand side. Pass through the Archway and the stairs leading up to the flat will be located behind you on the rear of the roadside block.



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 522 sq.ft. (48.5 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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	74
England, Scotland & Wales		