

# PEK

32 Rose Lane, Cockermouth, Cumbria CA13 9DT

Guide Price: £350,000





PFK

## LOCATION

Rose Lane is situated on the edge of the popular, historic market town of Cockermouth, near the boundary of the north western Lake District National Park. Conveniently located for popular, primary and secondary schools and many town centre amenities such as parks, swimming pool, gymnasium, thriving local restaurants and public houses.

## PROPERTY DESCRIPTION

Located in a highly sought-after, residential area, this beautiful, three bedroom, detached home offers the perfect opportunity for a family looking to make their dream home. Boasting two adjoining garages, plentiful living space and a large garden, this property has everything a growing family could need. However, the real bonus of this property lies in the scope for improvement and extension. With a little bit of modernisation, this house has the potential to become a truly impressive, and spacious, family home.

The current layout of the house already offers a great flow and functionality, with an entrance porch, spacious living room opening into a separate dining area, and a well-equipped kitchen. There is a good sized utility room, separate WC and access into two adjoining garages - which offer excellent scope for conversion to provide ancillary accommodation if required, with the extensive gardens to the rear also offering potential to extend the living space further (subject to planning permission being obtained). There are three, generously sized, double bedrooms to the first floor along with a family bathroom.

The property boasts a substantial plot, with driveway parking for two cars, in addition to two adjoining garages and extensive gardens, which provide a perfect blank canvas for the right buyer to really make their own.

With its prime location and potential for improvement, this three bedroom, detached house is a rare find and an opportunity not to be missed. Viewing is strongly encouraged.

## ACCOMMODATION

### Entrance Porch

1.83m x 2.67m (6' 0" x 8' 9") Positioned to the side of the property and accessed via uPVC entrance door with part glazed side panels. Double glazed window to rear aspect and part glazed (obscured glass) inner door into: -

### Hallway

3.81m x 1.95m (12' 6" x 6' 5") With window to rear aspect, radiator, storage cupboard and stairs to first floor accommodation.

### Living Room

4.22m x 3.44m (13' 10" x 11' 3") Bright, dual aspect, reception room with windows to front and side elevations, radiator and fireplace with contemporary surround, hearth and back plate. Opening through to: -

### Dining Area

3.64m x 3.18m (11' 11" x 10' 5") Front aspect room with radiator and door to: -

### Kitchen

3.97m x 2.22m (13' 0" x 7' 3") Rear aspect kitchen overlooking the garden. Fitted with a range of matching wall and base units with complementary roll edge work surfacing, tiled splash backs and stainless steel sink/drainage unit. Space for freestanding cooker, space for dishwasher and space for under counter fridge. Large storage cupboard, extractor fan and door into: -

### Rear Lobby

With doors to the WC and garages and further, obscure glazed, uPVC door giving access to the garden.

### WC

1.38m x 0.7m (4' 6" x 2' 4") Fitted with low level WC.

### Utility Room

2.41m x 2.41m (7' 11" x 7' 11") With obscured window and access to one of the garages.

## FIRST FLOOR

### Landing

With doors to all first floor rooms. Window and access to loft space.

### Bedroom 1

2.48m x 2.23m (8' 2" x 7' 4") Rear aspect bedroom with radiator.

### Bedroom 2

3.58m x 3.17m (11' 9" x 10' 5") With two windows and radiator.

### Bedroom 3

4.2m x 3.17m (13' 9" x 10' 5") Large, dual aspect, double bedroom with windows to front and side aspects. Radiator.

## Family Shower Room

2.05m x 2.18m (6' 9" x 7' 2") Fully tiled, shower room with obscured window, radiator and three piece suite comprising corner shower cubicle fitted with mains powered shower, low level WC and wash hand basin.

## EXTERNALLY

### Driveway Parking

The property occupies a generous plot on the estate and benefits from driveway parking to the front for two/three vehicles.

### Two Adjoining Garages

Garage 1 - 2.75m x 5.04m (9' 0" x 16' 6") With up and over door, power and light.

Garage 2 - 2.48m x 4.35m (8' 2" x 14' 3") With up and over door, power and light.

### Garden

A lawned garden flanks the driveway at the front of the property with a pathway at the side giving access to the entrance porch. Side access to a substantial, lawned, rear garden which is fully enclosed by wall and fencing and enjoys a patio area, raised beds, rockery gardens and mature shrub border. The garden is a lovely space for families and children and a real blank canvas for the right purchaser.

## ADDITIONAL INFORMATION

### Tenure & Council Tax

Tenure - Freehold.

Council Tax - Band D.

## 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

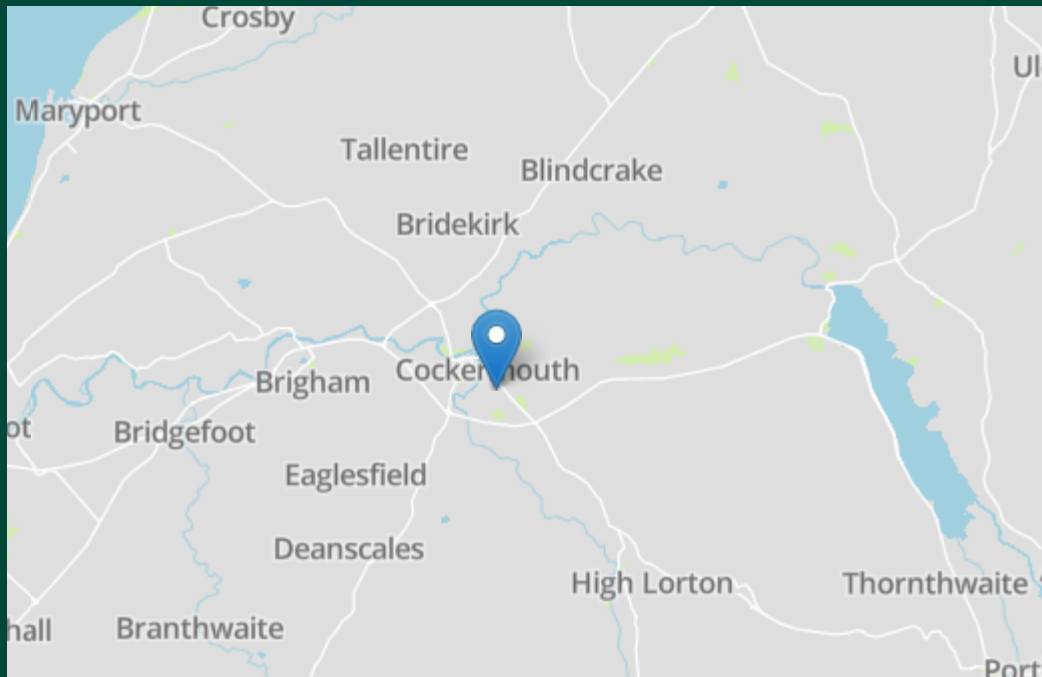
Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Cockermouth office, 01900 826205.

Directions: From PFK Cockermouth office, turn right on to Station Street then take the next left at the traffic lights on to Lorton Street. Follow the road round into Lorton Road, then take the third turning on the right hand side signposted Rose Lane.





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80 C
55-68	<b>D</b>	66 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		