

PFK

8 Walker Croft, Cockermouth, Cumbria CA13 0AJ

Guide Price: £310,000





PEK

LOCATION

Situated in one of Cockermouth's most sought after areas, within an easy walk to the town centre, in catchment for Fairfield Primary School and with easy access to the A66 for commuting. Walker Croft is a lovely, family friendly area with the highly regarded Mayo Street Kindergarten just a stone's throw away.

PROPERTY DESCRIPTION

Discover this delightful 3 bed detached home, ideally located in the quiet Walker Croft estate. Perfectly suited for first time buyers or those wanting easy access to the amenities of Cockermouth, this property offers a fantastic opportunity to secure a lovely starter home and comes with the added bonus of no onward buying chain.

Set on a desirable corner plot in a peaceful cul-de-sac, this property features well appointed living spaces and convenient offroad parking, making it an excellent choice for young families or anyone looking to move to the area. Accommodation briefly comprises a welcoming entrance hallway, a beautiful modern kitchen, and a tastefully decorated lounge that seamlessly flows into the dining room which benefits from patio doors out to the garden. To the first floor, there are three generous bedrooms, one with ensuite shower room and a contemporary, recently installed three piece family bathroom.

Externally, there is driveway parking for two vehicles, attached single garage and attractive wraparound gardens with lawned areas and spacious patios with an attractive pond.

With its prime location and appealing features, this property is sure to attract significant interest. Contact us today to arrange a viewing at your earliest convenience

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC front door with window to the side. With decorative coving, stairs to the first floor with understairs storage area, parquet effect flooring and doors giving access to the ground floor rooms.

Kitchen

2.3m x 3.2m (7' 7" x 10' 6") Fitted with a range of attractive, modern, handleless wall and base units with complementary work surfacing and upstands, incorporating stainless steel sink and drainer unit with mixer tap. Integrated appliances including countertop mounted induction hob with tiled splashback and modern extractor over, dishwasher and eye level oven, contemporary vertical radiator, laminate flooring and dual aspect windows.

Living Room

4.3m x 3.4m (14' 1" x 11' 2") An attractive rear aspect reception room enjoying views over the garden. With decorative coving, feature fireplace with stone hearth and wood surround, housing a gas fire, wood effect flooring and open arched access into the dining room.

Dining Room

2.8m x 2.5m (9' 2" x 8' 2") With decorative coving, ample space for a four to six person dining table, wood effect flooring and sliding patio doors out to the rear garden.

FIRST FLOOR

Landing

With loft access hatch and doors leading to the first floor rooms.

Bedroom 1 - Principal Bedroom

4.7m x 3.1m (15' 5" x 10' 2") A generous rear aspect double bedroom with twin windows enjoying views over the rooftops of Cockermouth.

Ensuite Shower Room

2.5m x 1.2m (8' 2" x 3' 11") Fitted with a three piece suite comprising concealed cistern WC and wash hand basin set in a vanity unit and panelled shower cubicle with mains shower. Wall mounted storage cupboard with lighting and part mirrored door, tile effect flooring and obscured rear aspect window.

Bedroom 2

2.9m x 3.6m (9' 6" x 11' 10") A front aspect double bedroom with built in wardrobes.

Bedroom 3

3.3m x 2.6m (10' 10" x 8' 6") A front aspect double bedroom with built in wardrobes, currently utilised for office purposes.

Family Bathroom

1.6m x 2.7m (5' 3" x 8' 10") Fitted with a recently installed contemporary three piece suite comprising concealed cistern WC, wash hand basin set in a vanity unit with illuminated mirror over, and concealed bath with shower attachment over. Airing cupboard, part tiled walls and feature mosaic tiled flooring, contemporary vertical heated towel rail, ambient lighting and obscured side aspect window.

EXTERNALLY

Gardens and Parking

To the front, there is offroad parking for two vehicles on the driveway leading to the garage. Due to its generous corner plot, the property enjoys wraparound gardens laid mainly to lawn with attractive shrub/hedge border. Gated side access leads to a refuse bin storage area and to the attractive, enclosed rear garden, mainly laid to paved patio area ideal for alfresco dining and entertaining. The rear garden benefits from mature shrubbery, rockery features and an attractive pond.

Garage

2.73m x 4.88m (8' 11" x 16' 0") Attached garage with electric up and over door, power, lighting and plumbing for washing machine and tumble dryer.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is 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; Emma Harrison Financial Services – 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 gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Please note - the mention of any appliances and/or 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: The property can easily be found in Walker Croft and identified by a PFK For Sale Board; alternatively by using what3words location [///dream.prettiest.napped](https://www.what3words.com/location/3q4gq4gq)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		



Approximate total area⁽¹⁾
1042.16 ft²
96.82 m²

Reduced headroom
11.95 ft²
1.11 m²



Floor 0



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS PMS 3C standard.

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