



19 COCKER LANE | COCKERMOUTH | CUMBRIA | CA13 9NR

PRICE £185,000



Lillingtons
Estate Agents



SUMMARY

Nestling in the heart of Cockermouth town, this pretty cottage is a real find as it is possible to park off road at the front and it also enjoys shared use of a courtyard garden and separate lawned garden! The charming period property is offered chain free and will make a fantastic main or second home, including an entrance hall, a spacious living room, a modern fitted kitchen, two decent bedrooms and a stylish modern first floor shower room. Want to be able to saunter out for coffee, food, cocktails or shop in town? Then this is the place for you!!

EPC band D

GROUND FLOOR ENTRANCE HALL

A part glazed door leads into hall with stairs to first floor, radiator, door into living room

LIVING ROOM

Sash window to front, radiator, electric fire with surround and hearth, under stairs cupboard, door to kitchen, picture rail

KITCHEN

Fitted in a modern range of base and wall mounted units with work surfaces, single drainer sink unit, gas hob with oven and extractor, space for washing machine and fridge freezer, window to rear, part glazed door to courtyard, tile effect flooring

FIRST FLOOR LANDING

A split level landing with doors to rooms

BEDROOM 1

Double glazed sash window to front, radiator, access to loft space, wardrobe recess

BEDROOM 2

Window to rear, sloping ceiling with exposed purlins, vertical radiator

SHOWER ROOM

Quadrant shower enclosure with thermostatic shower unit, pedestal hand wash basin, low level WC. Tiled splash areas, extractor fan, chrome towel rail, tiled flooring



EXTERNALLY

To the front of the property is a hardstanding off the road where vehicles can park. At the rear is an enclosed shared courtyard garden with stone steps that lead up at the back to a gate onto Mackreth Row and also to a shared garden laid to lawn.

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: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor

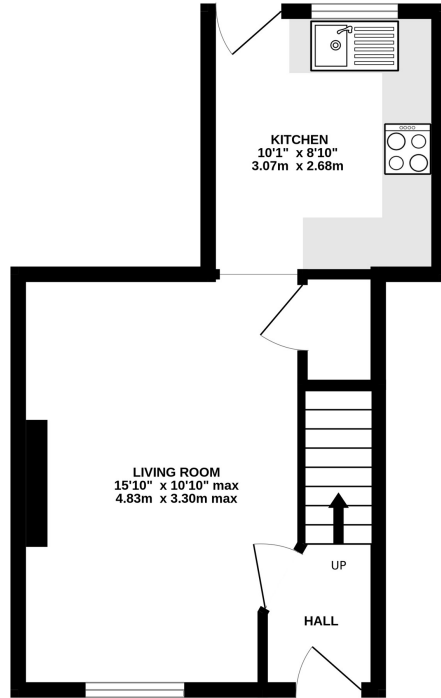
The property is not listed but is in a conservation area

DIRECTIONS

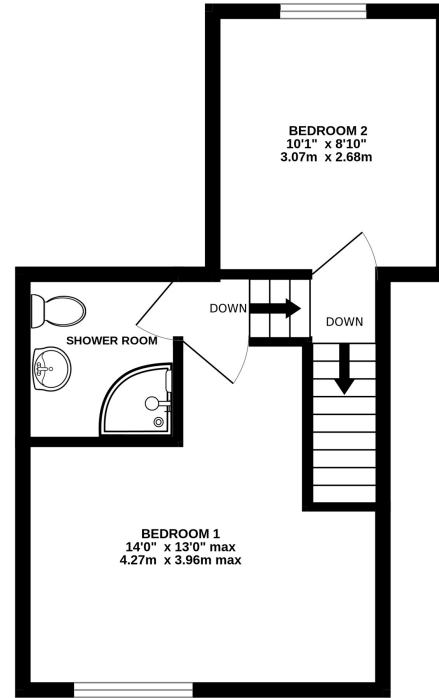
From the town centre head along Main street over the river bridge to Market Place and turn right. After passing the bike shop take a right turn again into Kirkgate and about half way up the incline turn right into Cocker Lane. The property will be situated on the left hand side.



GROUND FLOOR
302 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 608 sq.ft. (56.5 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.

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58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			