



4 TANYARD GARTH | ST HELENS STREET | COCKERMOUTH | CA13 9JP

PRICE £185,000





SUMMARY

Located in a fantastic position outside the town centre this end terrace modern home built by renowned builder JJ Lattimer will make an excellent first home or bolt-hole. Benefitting from parking to the side and a lovely view out over a stream at the back the property includes a living room with feature window, a stylish modern kitchen/dining room, a ground floor WC, two double bedrooms and a modern first floor shower room. The rear garden is low maintenance so it can be used as a 'lock up and leave'. A fantastic pad in a super popular town!

EPC band C

GROUND FLOOR ENTRANCE

A part glazed composite door leads into living room

LIVING ROOM

Picture double glazed window to front, stairs to first floor, double radiator, wood style flooring, door to kitchen

KITCHEN/BREAKFAST ROOM

Fitted in an modern range of base and wall mounted units with work surfaces, single drainer sink unit with flexi-tap, electric hob with extractor and eye level oven. Integrated washing machine, dishwasher and fridge freezer, wall mounted combi boiler housed in cupboard, space for table and chairs, wood style flooring, double glazed window to side, double radiator, door to WC, part double glazed door to garden

GROUND FLOOR WC

Low level WC, pedestal hand wash basin, radiator, extractor fan

FIRST FLOOR LANDING

Double glazed window to rear, doors to rooms, access to loft space, double radiator

BEDROOM 1

Double glazed window to front with blinds, double radiator

BEDROOM 2

Double glazed window to side with blinds, double radiator

SHOWER ROOM

Double glazed window to front, walk-in shower enclosure with thermostatic shower unit and screen, pedestal hand wash basin, low level WC. PVC cladding to all walls, radiator, extractor fan



EXTERNALLY

To the side there are two inset parking spaces, allocated to the property with a view overlooking a stream and a gate leading into the rear garden. The rear is enclosed and is low maintenance in nature with garden shed and space to dine.

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: B

Tenure: Freehold

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

Fixtures & Fittings: Carpets, oven hob and extractor, integrated dishwasher, washing machine and fridge freezer

Broadband type & speeds available: Standard 16Mbps / Superfast 55Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates 3 has service indoors but others have limited signal. All networks have service outside

Planning permission passed in the immediate area: None known

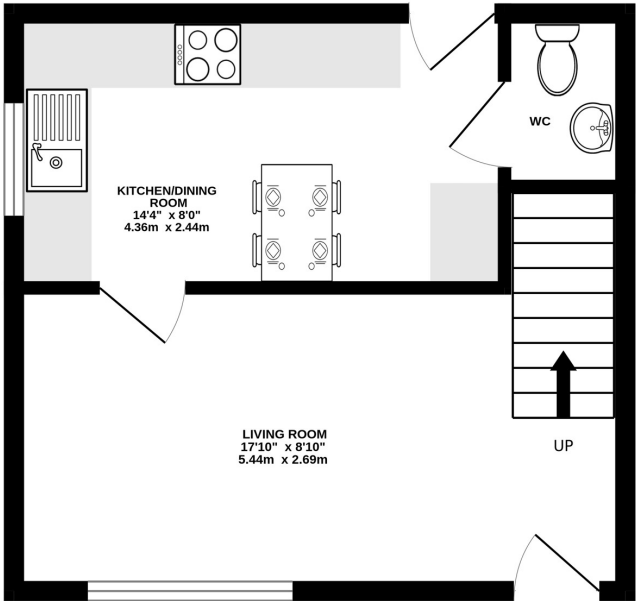
The property is not listed

DIRECTIONS

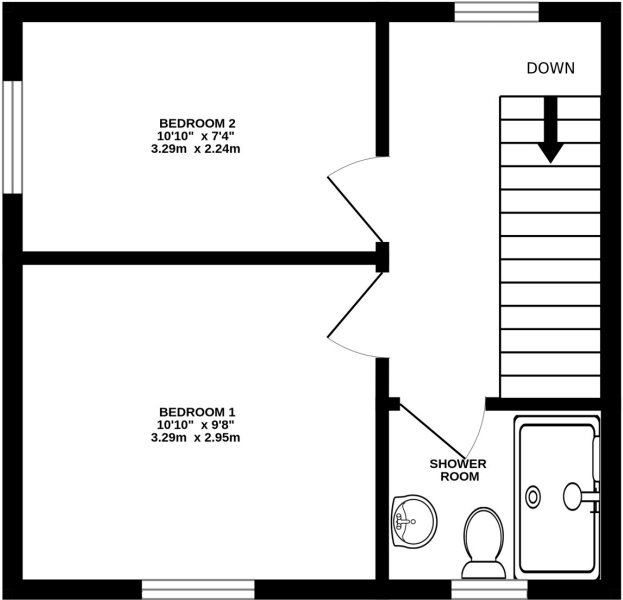
From the office head down Station Street and turn right on Main Street, heading over the bridge and turning right into Market Place. Follow the road as it becomes St Helens Street and continue out of town. Tanyard Garth is a right hand lane at the last cluster of dwellings on the right hand side before reaching the High School



GROUND FLOOR
301 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 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+)	75	90		
A				
(81-91)				
B				
(69-80)				
C	75	90		
(55-68)				
D				
(39-54)				
E				
(21-38)	75	90		
F				
(1-20)	75	90		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				