



27 WORDSWORTH TERRACE | COCKERMOUTH | CUMBRIA | CA13 9AH

PRICE £190,000





SUMMARY

Located in a perfect location for access to all the bars, cafe's, shops and restaurants in Cockermouth town centre this traditional terraced cottage on Wordsworth Terrace will make a perfect first home, bolt-hole or holiday property. Offered with no chain the property benefits from lovely features including stripped wooden floorboards and period fireplaces, including an entrance hall, a generous living room, a separate dining room, a modern kitchen with appliances, a handy ground floor 'Wet room', two bedrooms to the first floor plus a separate first floor bathroom. There is a garden area to the front laid to lawn and a paved courtyard garden to the rear.

EPC band D

GROUND FLOOR ENTRANCE VESTIBULE

A painted wooden front door with fanlight over leads into vestibule with part glazed door to hall

ENTRANCE HALL

Doors to dining room and living room, stairs to first floor, double radiator, wooden floorboards

DINING ROOM

Two sash windows to front, cast iron fireplace with tiled hearth, double radiator, wooden floorboards

LIVING ROOM

Sash window to rear, feature fireplace, under stairs storage cupboard, double radiator, door to kitchen

KITCHEN

Double glazed window to side, fitted modern range of base and wall mounted units with work surfaces, 1.5 bowl single drainer sink unit, tiled splashbacks, gas hob with extractor and oven, integrated fridge and freezer, space for washing machine and tumble dryer, wall mounted boiler in cupboard unit, double radiator, tiled flooring, part double glazed door to yard, door to wet room

WET ROOM

Tiled wet room shower area with floor drain, thermostatic twin head shower unit, pedestal hand wash basin, corner low level WC. Tiled walls, extractor fan, chrome towel rail

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom

BEDROOM 1

Sash window to front, cast iron fire surround with tiled hearth, double radiator, wooden floorboards



BEDROOM 2

Double glazed window to rear, cast iron fire surround, double radiator, wooden floorboards

BATHROOM

An L-shaped room with panel bath plus thermostatic shower unit, pedestal hand wash basin, low level WC. Chrome towel rail, wooden floorboards

EXTERNALLY

to the front a gated path leads to No.25/27 with an area of garden for each property and a branch to each front door. To the rear of the property is an enclosed paved courtyard with a rear access gate.

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: Cockermouth 999 year ancient leasehold

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

Fixtures & Fittings: Carpets, oven and hob

Broadband type & speed: Standard 17Mbps/Superfast 80Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates EE and Vodafone have limited service indoors but the others have service. All networks ok outdoors

Planning permission passed in the immediate area: None known

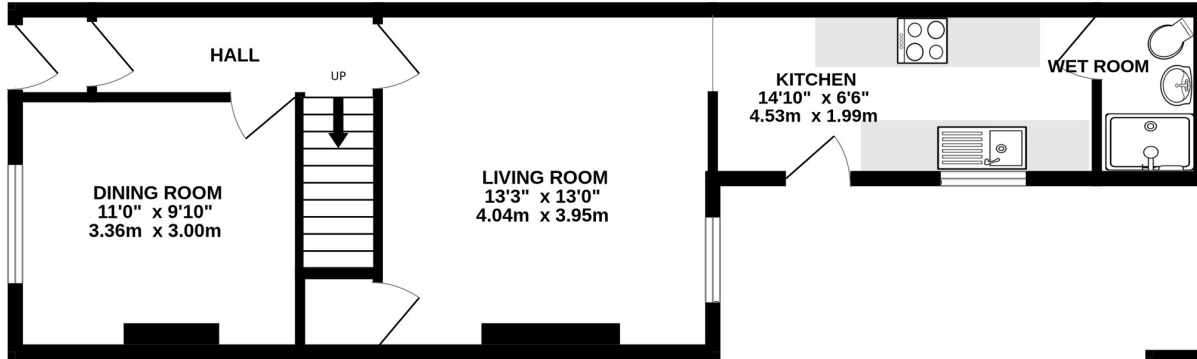
The property is not listed but does lie in a conservation area

DIRECTIONS

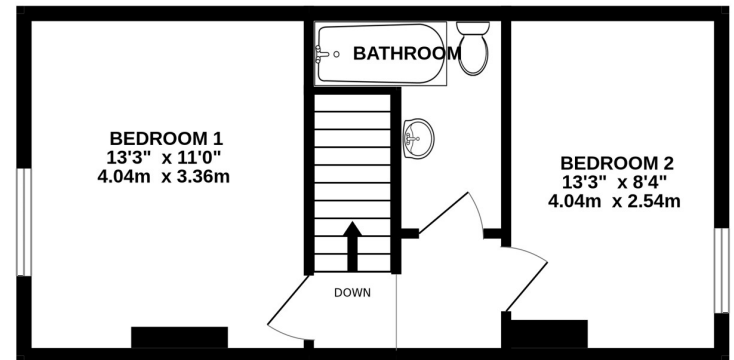
From the office turn left onto Victoria Road and at the sharp right hand bend turn left into the top of Kirkgate. Bear right onto Windmill Lane and the property will be situated on the right hand side.



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 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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