

# PFK

20 Challoner Street, Cockermouth, Cumbria CA13 9QS

Guide Price: £265,000





## LOCATION

Situated within one of the oldest parts of the market town of Cockermouth, and set within the north west fringe of the Lake District National Park. Convenient for the town centre, only a short walk to all of Cockermouths amenities including local primary and secondary schools, swimming pool, gymnasiums, two parks which both facilitate riverside walks and thriving local restaurants, public houses, and all shops.

## PROPERTY DESCRIPTION

20 Challoner Street is a well appointed and deceptively spacious four bed mid terrace, with generous rear garden and garage, all tucked away in a quiet side street just off the town centre.

The accommodation is generously proportioned and comprises open plan lounge/dining kitchen with multi fuel stove, cosy living area and dining space for six, utility room and cloakroom/WC to the ground floor. To the first floor, the principal bedroom enjoys built in wardrobes and a balcony overlooking and providing access to the garden, three further double bedrooms and a four piece family bathroom.

Externally there is an integral garage which can accommodate a small car, and to the rear a sun trap garden with patio area, lawn, flower bed borders, mature trees, inset trampoline and decorative chipped seating area.

A fantastic combination of space, location and amenity, 20 Challoner Street is a must view.

## ACCOMMODATION

### Entrance Porch

Accessed by wooden front door with glazed inserts. With oak internal door with stained glass inserts leading into the hallway.

### Hallway

With stairs to the first floor, alcove with storage shelving and open plan living/dining/kitchen.

### Living Area

3.68m x 3.49m (approx) (12' 1" x 11' 5") A front aspect reception room with point for wall mounted TV, wall mounted shelving with telephone point and built in under window storage cupboard.

## Kitchen/Dining Area

4.82m x 5.12m (15' 10" x 16' 10") The kitchen is fitted with a range of wall and base units in a light cream finish, with complementary wood effect work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include four burner countertop mounted ceramic hob with stainless steel extractor over, eye level combination oven/grill and microwave, fridge and dishwasher. Multifuel stove, space for a four to six person dining table and two seater sofa, built in understairs storage and spotlighting. Twin rear aspect windows and part glazed door leading to the utility room.

## Utility Room

2.37m x 2.43m (7' 9" x 8' 0") A rear aspect room with part glazed wooden stable door leading out to the garden. Fitted with wall mounted storage units, plumbing for washing machine and tumble dryer, space for freestanding fridge freezer, tiled flooring and door giving access to the cloakroom/WC.

## Cloakroom/WC

2.45m x 1.52m (8' 0" x 5' 0") Fitted with WC and Belfast sink with mixer tap, tiled walls, wall mounted lighting, and door giving access to the integral garage.

## FIRST FLOOR LANDING

With sky lantern, airing cupboard and doors leading to all first floor rooms.

## Bedroom 1

5.40m (max) x 3.68m (17' 9" x 12' 1") A rear aspect, generous double bedroom with twin UPVC windows and glazed UPVC door leading out to a metal balcony with steps down to the rear garden. With a range of fitted wardrobes and storage units, telephone point and spotlighting.

## Bedroom 2

4.73m x 3.85m (15' 6" x 12' 8") A rear aspect double bedroom with built in storage and point for wall mounted TV.

## Bedroom 3

4.77m x 2.60m (15' 8" x 8' 6") A front aspect double bedroom with window seat and built in wardrobe with hanging rail.

## Bedroom 4

2.55m x 2.81m (8' 4" x 9' 3") A front aspect double bedroom with decorative coving and ceiling rose, built in wardrobe with shelving and hanging rail.

## Bathroom

2.08m x 2.42m (6' 10" x 7' 11") Fitted with a four piece suite comprising WC, wash hand basin, bath and corner quadrant shower cubicle with electric shower. Wall mounted shelving, tiled walls and light tunnel.

## EXTERNALLY

### Gardens

Gated access leads from the rear lane into a delightful enclosed garden, with seating area and water supply directly behind the property. Three steps lead up to the raised section of the garden, mainly laid to lawn with flower bed borders, decorative chipped seating areas, mature trees and shrubbery and built in trampoline.

### Garage

4.20m x 2.50m (13' 9" x 8' 2") With electric roller door, power, lighting and housing the recently installed gas central heating boiler (Sep 23).

## 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 : Naphthens 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

Main gas, electricity, water & drainage. Gas fired central heating and double glazing installed. 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 A

Viewing: Through our Cokermonth office, 01900 826205.

Directions: Proceed along Main Street towards Market Place and Challoner Street is the first turning on the right hand side after Station Street, where the property is located on the left hand side.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<small>EU Directive 2002/91/EC</small> 		