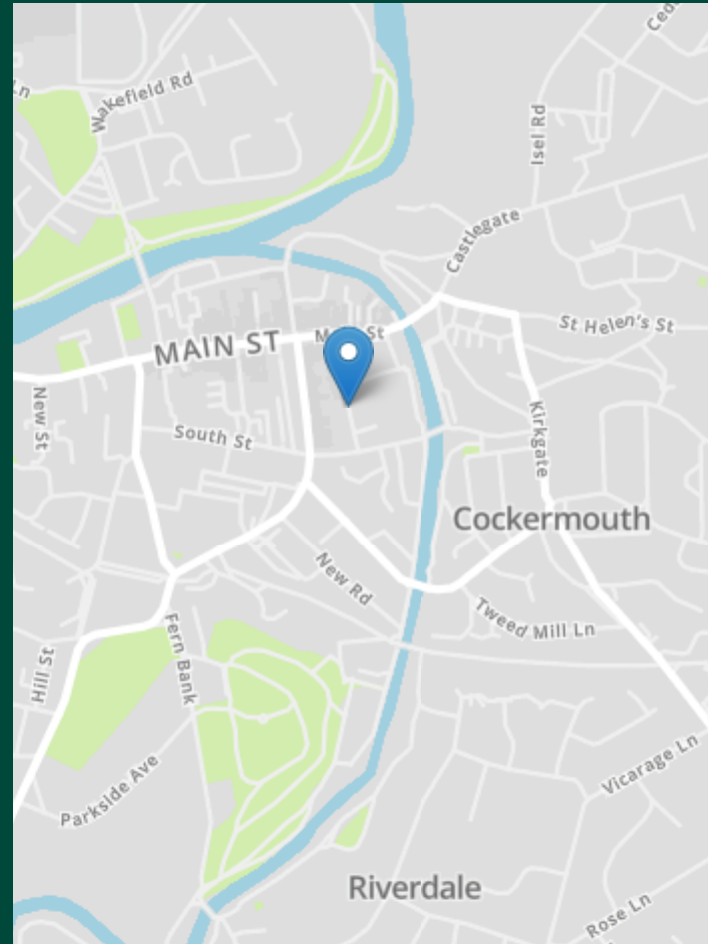


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



17 Challoner Street, Cockermouth, Cumbria, CA13 9QS

- End terrace house
- Spacious rooms
- Council tax - Band A
- Three bedrooms
- Town centre location
- EPC rating - E
- Two reception rooms
- No onward chain
- Tenure - leasehold

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



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LOCATION

Situated within one of the oldest parts of the market town of Cockermouth, within the north west fringe of the Lake District National Park. Convenient for the town centre, only a short walk to all of Cockermouth's 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

A comfortable, three bedroomed, end terrace townhouse, tucked away down a quiet street just off Cockermouth town centre, and boasting the high ceilings and spacious rooms that period home lovers crave; 17 Challoner Street is a fantastic family sized home. With accommodation comprising lounge, dining room with space for up to ten around the table, galley kitchen with inbuilt appliances, downstairs cloakroom, three well proportioned double bedrooms and a four piece bathroom, all spread over three floors. Externally there is an enclosed courtyard to the rear and parking is available nearby. Mere seconds from the Main Street, this couldn't be handier for all the towns shops and services, and with an abundance of space this is perfect for a young couple, small family or even downsizers wanting a lock up and leave - and if that isn't enough, the property is being sold with no onward chain.

ACCOMMODATION

Entrance Porch

Accessed via wooden, front entrance door with glazed inserts. Part glazed, wooden inner door to:-

Hallway

Welcoming hallway with decorative coving and stairs to first floor accommodation.

Dining Room/Second Reception Room

3.15m x 4.78m (10' 4" x 15' 8") Rear aspect room with high ceiling, feature, wall mounted electric fire, space for eight to ten person dining table, door to kitchen and double doors with glazed inserts leading into:-

Lounge

3.61m x 3.23m (11' 10" x 10' 7") Front aspect, high ceilinged, reception room with decorative coving, wall mounted lighting, points for telephone/TV/broadband and feature gas fire set in marble hearth and surround.

Kitchen

4.32m x 2.46m (14' 2" x 8' 1") Side aspect kitchen fitted with a range of base and wall units in a white, high gloss, finish with complementary high gloss, granite effect counter tops and upstands, tiled splash backs and 1.5-bowl stainless steel sink/drain unit with mixer tap. Four-burner, counter top mounted ceramic hob with extractor fan over, separate electric oven and grill, integrated dishwasher, two integrated fridges and freezers and space/plumbing for under counter washer/dryer. Tiled floor, wooden, stable style door providing access to the rear courtyard and wooden internal door into:-

Cloakroom

Fitted with WC and wash hand basin. Tiled floor.

FIRST FLOOR

Half landing with attractive arched window incorporating stone detailed surround overlooking the rear courtyard.

Main landing providing access to two bedrooms and with stairs to second floor accommodation.

Bedroom 1

3.96m x 4.30m (13' 0" x 14' 1") Light and airy, front aspect, double bedroom with high ceiling, decorative coving, pendant light incorporating fan, telephone point and range of built in wardrobes/storage units.

Bedroom 3

2.29m x 4.46m (7' 6" x 14' 8") max. Rear aspect, double bedroom fitted with a range of built in wardrobes/storage units.

SECOND FLOOR

Half landing with feature, rear aspect, arched window with stone detailed surround.

Main landing with built in storage cupboard (also housing gas combi boiler), and loft access hatch.

Bedroom 2

4.23m x 4.10m (13' 11" x 13' 5") Front aspect, large double bedroom with spotlighting, wall mounted shelving, TV point and two banks of fitted wardrobes with storage units.

Bathroom

2.11m x 3.94m (6' 11" x 12' 11") max. Fully tiled (walls and floor), rear aspect bathroom fitted with four piece suite comprising bath with handheld shower attachment, shower cubicle (mains plumbed shower), WC and wash hand basin set in vanity unit.

EXTERNALLY

Courtyard

To the rear of the property is an enclosed courtyard area.

ADDITIONAL INFORMATION

Tenure

Tenure: leasehold with a term of 999 years from 1775.

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

Services: Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: In Cockermouth, proceed along Main Street towards Market Place and Challoner Street is the first turning on the right hand side, after Station Street. The property is located on the right hand side.

