

FOR SALE

Price Guide: £235,000



PFK

1 Dalton Street, Cockermouth, Cumbria CA13 0AR

- Semi detached house
- Three bedrooms
- Dining kitchen
- Popular area of Cockermouth
- Fantastic plot
- Potential to extend (STPP)
- Tenure: freehold
- Council tax: Band B
- EPC rating: D

Cockermouth
68, Main Street, Cockermouth, CA13 9LU

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cockermouth@pfk.co.uk

ABOUT THE PROPERTY

1 Dalton Street is a comfortable, three bedroom, semi detached property, situated on a popular street in the ever sought after 'Moor' area of Cockermouth, only a short walk to the town centre and in a fantastic family friendly area.

The accommodation comprises lounge, dining kitchen with French doors to the garden, two double bedrooms, a large single and family bathroom.

Externally there is off road parking for two cars on a block paved driveway, a small, lawned front garden and a substantial south west facing, rear garden, providing ample space to extend the property (subject to planning permission).

An early viewing is highly recommended.

LOCATION

Dalton Street is located in the most popular 'Moor' area of the market town of Cockermouth and is in within easy walking distance of primary/junior schools, the town centre, library, Harris Park and onto the A66.



ROOM DESCRIPTIONS

ACCOMMODATION

Entrance Hallway

Accessed via uPVC entrance door with glazed inserts. Side aspect window, oak internal doors to both rooms, telephone/broadband points, under stairs storage cupboard and stairs to first floor accommodation.

Lounge

A front aspect, spacious room with decorative coving, multi fuel stove set on recessed hearth, TV point and space for three piece suite.

Dining Kitchen

A bright, kitchen with decorative coving and fitted with a range of wall and base units in a light wood effect finish with complementary black granite effect splash back and work surfaces incorporating 1.5-bowl composite sink with drainage board and mixer tap. Space/points (gas and electric) for range cooker, space/power/plumbing for under counter washing machine and tumble dryer and space for freestanding fridge freezer. Tiled floor and space for a six to eight person dining table. A sliding uPVC patio door provides access to the rear garden and there is a further uPVC door to the side of the property.

FIRST FLOOR

Landing

Oak internal doors to all rooms, built in storage cupboard and loft access (via hatch).

Bedroom 1

A double bedroom with point for wall mounted TV.

Bedroom 2

A rear aspect, double bedroom with decorative coving and wall mounted shelving.

Bedroom 3

A front aspect, single bedroom with point for wall mounted TV.

Family Bathroom

Partly tiled walls, spotlighting, tiled floor and fitted with three piece suite comprising bath with electric shower over, wash hand basin and WC.

EXTERNALLY

Driveway Parking

A block paved driveway at the front of the property provides off road parking for two cars.

Garden

A small, lawned garden flanks the driveway at the front of the house with paved steps to the front entrance door. Gated, pedestrian access at the side to a substantial, enclosed, rear lawned garden with mature hedge borders, wooden shed and external water tap. This garden is approx. south west facing receiving the sun for the majority of the day and is of a substantial size to accommodate a significant extension to the property (subject to planning permission) if desired.

ADDITIONAL INFORMATION

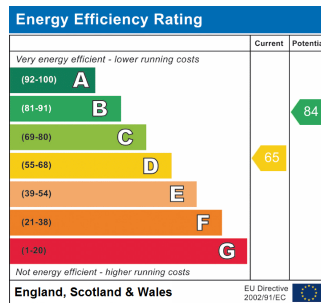
Referral & Other Payments

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

FLOORPLAN



EPC



SALE DETAILS

Services

Mains electricity, gas, water & drainage; gas-fired central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. 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

From Cockermouth proceed on to Lamplugh Road, take the 3rd right hand turn on to Brigham Road and then the first right into Dalton Street. The property is the first house on the left hand side.