



18 HORSMAN COURT | COCKERMOUTH | CUMBRIA | CA13 0HQ

PRICE £160,000







## SUMMARY

This well presented modern terraced house is located within a flat walk to the town centre and Aldi and enjoys views at the front towards the river. The property is offered with no onward chain and includes an entrance hallway, a lounge, a modern kitchen/diner with integrated fridge/freezer, two first floor bedrooms and a fitted bathroom. To the rear there is a private courtyard style garden plus an allocated parking space located right outside the property. A great low maintenance town centre home!

EPC band D

## GROUND FLOOR ENTRANCE HALL

A composite front door leads into hall with door to living room, electric heater, stairs to the first floor.

## LIVING ROOM

Double glazed window to front, newly installed electric heater, electric fire with surround, part glazed door into kitchen.

## KITCHEN/BREAKFAST ROOM

Fitted in a range of base and wall mounted units with work surfaces, single drainer sink unit with tiled splash back, electric cooker and extractor, integrated fridge freezer, space for washing machine, double glazed window to rear, space for bistro table and chairs, tiled floor, generous under stairs cupboard, PVC double glazed door to rear

## FIRST FLOOR LANDING

Doors to rooms, access to loft space.

## BEDROOM 1

Double glazed window to front with a view over the river, electric heater, built in wardrobe.

## BEDROOM 2

Double glazed window to rear, electric heater.

## BATHROOM

Panel bath with shower attachment, pedestal hand wash basin, low level WC. Tiled areas, double glazed window to rear, tile effect vinyl flooring, wall mounted electric heater.



## EXTERNALLY

To the rear there is an enclosed courtyard style garden which is paved with an area of shillies. A rear gate leads out to an allocated parking space.

## 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: A

Tenure: Leasehold - Residents own freehold

Services: Mains water and electric are connected, mains drainage

Fixtures & Fittings: Carpets, integrated fridge freezer

Broadband type & speeds available: Standard 18Mbps /

Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 24' indicates EE has limited service indoors but all others are ok. All networks have signal outside

Planning permission passed in the immediate area: None known

The property is not listed

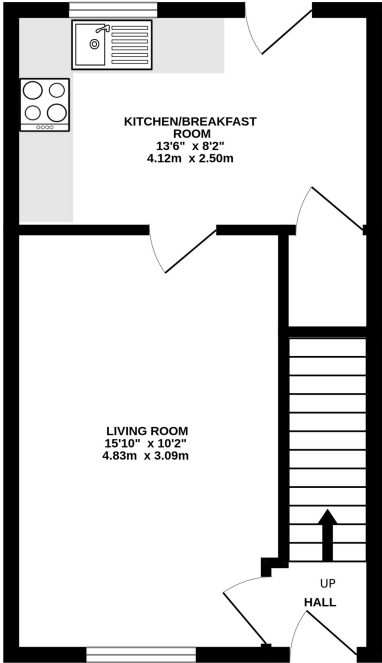
## DIRECTIONS

From the office head down Station Street and turn left onto Main Street. Follow the street past Wordsworth House on the right and then Gote road bridge also on the right. The property will be located on the left hand side before reaching Aldi.

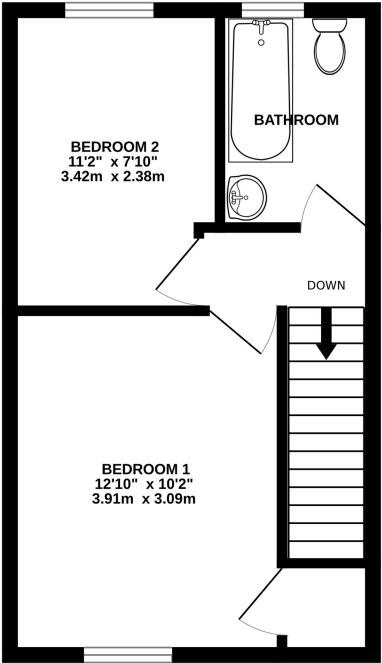




GROUND FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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 misstatement. 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+) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		