



31 WORDSWORTH TERRACE | COCKERMOUTH | CUMBRIA | CA13 9AH

PRICE £190,000





### **SUMMARY**

We love this traditional terraced home in a highly convenient location close to all the bars, shops and restaurants in Cockermouth town centre. The property has been utilised as a holiday let and can be sold furnished but will make a great permanent home too. The accommodation includes an entrance hall, living room, a generous dining room, a modern fitted kitchen and a ground floor bathroom. To the first floor there are two double bedrooms, one benefitting from an en-suite WC. In addition to the rear yard there is an enclosed low maintenance front garden with space to sit and watch the world go by.

EPC band D

### **GROUND FLOOR ENTRANCE HALL**

A painted front door with fanlight over leads into hall with doors to rooms, wood effect flooring, stairs to first floor with carpet runner

### **LIVING ROOM**

Twin sash window to front, chimney breast, radiator

### **DINING ROOM**

A generous room with chimney breast, double glazed door to rear yard, space for table and chairs, radiator, tiled flooring, under stairs storage cupboard, door to kitchen

### **KITCHEN**

A modern white kitchen with base and wall mounted units and wood style work surfaces, single drainer sink unit, electric hob with oven under, dishwasher in which the space could be used for a washing machine, tiled flooring, double glazed window to side, door into bathroom

### **BATHROOM**

A modern suite to include a P-shaped bath with thermostatic shower unit and screen, pedestal hand wash basin and low level WC. Double glazed window to side, tiled splash areas, tiled flooring, extractor fan

### **FIRST FLOOR LANDING**

Doors to bedrooms, radiator, skylight access to loft

### **BEDROOM 1**

Window to rear, wardrobe over stairs, built in cupboard housing combi boiler, radiator, door to en-suite WC



### **EN-SUITE WC**

Fitted with pedestal hand wash basin and low level WC. Tiled walls, tile effect flooring

### **BEDROOM 2**

Window to front, double radiator

### **EXTERNALLY**

The property is set back from the roadside with a gated entrance to a garden area with planted border, an area laid with bark chippings and path to front door. To the rear there is an enclosed yard with a storage outhouse, space for bistro table and 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](mailto:cockermouth@lillingtons-estates.co.uk)

Council Tax Band: Registered for Business Rates

Tenure: Cockermouth 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

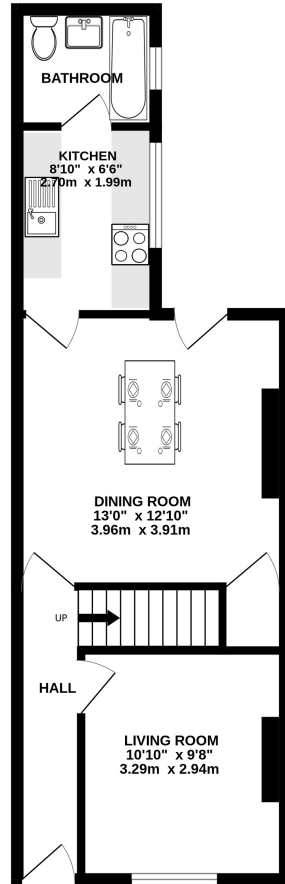
### **DIRECTIONS**

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.

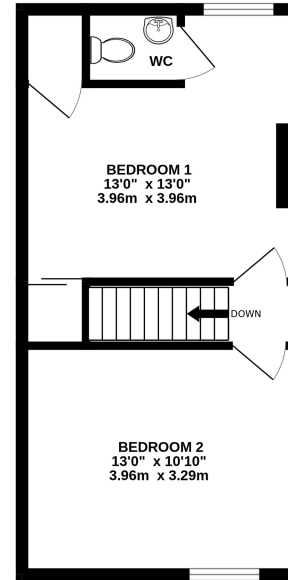




GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 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 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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[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

58 Lowther Street, Whitehaven, Cumbria CA28 7DP Tel: 01946 590412

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		63	82
England, Scotland & Wales			