
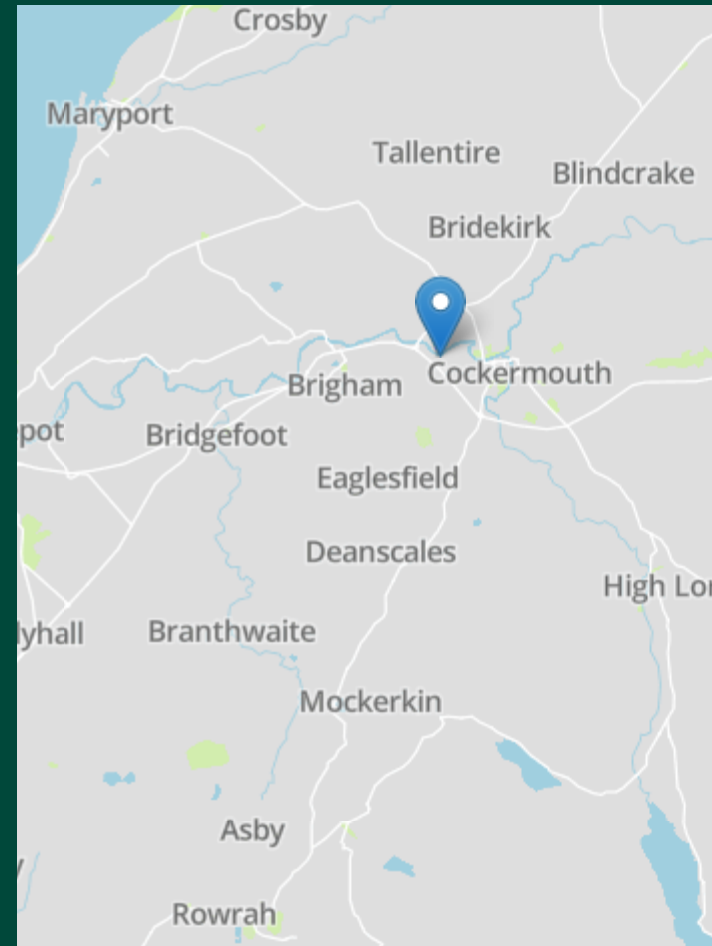


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	



2 Wrens Lane, Cockermouth, Cumbria, CA13 0ZG

- Modern semi det house
- Easy to maintain garden
- Council Tax: Band C
- 3 beds, 2 baths
- Offroad parking
- Tenure: freehold
- Dining kitchen with integral appliances
- Close to amenities
- EPC rating B

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' & 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



 01900 826205

 cockermouth@pfk.co.uk

 www.pfk.co.uk

LOCATION

Enjoying a superb location on a popular residential estate on the outskirts of Cockermouth, the property is ideally located for access to the A66 for commuting to the west coast employment centres and is only a short walk to Cockermouth town centre.

PROPERTY DESCRIPTION

2 Wrens Lane is a fantastic family home, occupying a quiet cul-de-sac on the edge of the Laureates, only a short walk to Cockermouth town centre. This comfortable three bed semi detached is an ideal property for first time buyers, small family or even downsizers looking for an easy to maintain lock up and leave.

The accommodation briefly comprises lounge with doors to the rear garden, dining kitchen with fitted appliances, ensuite principal bedroom, a further two well proportioned bedrooms, family bathroom with shower over bath and partially boarded loft space.

Externally there is offroad driveway parking for two SUV sized cars, an entrance porch and an enclosed, easy to maintain paved rear garden with shed, summer house and offering a complete sun trap.

ACCOMMODATION

Entrance Hall

Accessed via part glazed composite front door. Stairs to the first floor with built in understairs storage cupboard and laminate flooring.

Cloakroom/WC

Fitted with WC and wash hand basin.

Lounge

2.99m x 5.16m (9' 10" x 16' 11") A light and airy, dual aspect reception room with UPVC door giving access out to the garden, laminate flooring, TV, telephone and broadband points.

Dining Kitchen

2.65m x 5.16m (8' 8" x 16' 11") A dual aspect room, fitted with a range of wall and base units in a light cream shaker style finish, with complementary wood effect work surfacing and upstands, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances including fridge, freezer and electric oven/grill with four burner countertop mounted gas hob, stainless steel splashback and extractor over. Plumbing for under counter washing machine, wall mounted gas boiler (in built in storage cupboard), walk in storage cupboard, space for a four to six person dining table, spotlighting and tiled flooring.

FIRST FLOOR

Landing

With doors to the first floor rooms, drop down hatch and ladder giving access to the partially boarded lift space.

Bedroom 1 - Principal Bedroom

3.02m x 3.82m (9' 11" x 12' 6") A light and airy, rear aspect double bedroom with built in wardrobes and point for wall mounted TV.

Ensuite Shower Room

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle with mains, raindrop showerhead and additional hand held attachment, vertical heated towel rail, part tiled walls and tiled flooring.

Bedroom 2

3.42m x 2.99m (11' 3" x 9' 10") A dual aspect double bedroom.

Bedroom 3

2.68m x 2.07m (8' 10" x 6' 9") A side aspect, well proportioned single bedroom, currently utilised as an office.

Family Bathroom

2.21m x 2.11m (7' 3" x 6' 11") A front aspect room, fitted with a three piece suite comprising WC, wash hand basin and bath with mains powered, tap connected shower over, spotlighting and vertical heated chrome towel rail.

EXTERNALLY

Gardens and Parking

To the front of the property, there is offroad parking for two cars on the driveway with gated side access leading to the rear. The enclosed, easily maintained rear garden is mainly paved with quality Indian sandstone, with mature borders, shed and summerhouse.

ADDITIONAL INFORMATION

Management Fees

An annual payment of approximately £200 is payable in respect of upkeep and maintenance of the communal areas, grass cutting and childrens play area.

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 gas, electricity, water & drainage. Gas fired central heating and 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: From our Cockermouth office, head west along Main Street towards the A66. After passing the Lakes Home Centre, take the next left turn into the Laureates, follow the road to the left, take the first left into Wrens Lane and the property can be found on the left hand side.

