



## Cockermouth

Offers in the region of £250,000

11 Victoria Road, Cockermouth, Cumbria, CA13 9PA

A charming three double bedroom period semi-detached house with fell views to the rear most conveniently situated a few minutes walk from Cockermouth town centre. This most appealing property benefits from comprehensive upgrading works including re-wiring, damp proof coursing, re-rendering, re-roofing and a replacement gas central heating system.

There is potential for further extending or reconfiguration by adapting the adjoining garage and building behind or over it subject to obtaining all necessary consents for which a positive pre-application report has been obtained from the planning department at Cumberland Council. The current owners had planned a ground floor WC, shower and utility room.

The property is offered for sale with no upper chain.

### Quick Overview

Charming three storey period semi-detached house with fell views to rear  
A few minutes' walk to Cockermouth town centre  
Comprehensively upgraded  
Potential for further extending and reconfiguration  
Three double bedrooms and luxury bathroom  
Separate living room and dining room  
Original period features  
South facing rear courtyard  
Adjoining garage  
Viewing highly recommended

Property Reference: KW0426



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1



2



D



Superfast  
Broadband  
Available



2



Living Room



Living Room



Kitchen



Dining Room

## Accommodation

### Ground Floor:

#### Entrance Vestibule

#### Entrance Hall

With radiator, fitted shelving.

#### Living Room

With bay window, fireplace including slate hearth and timber mantel, fitted shelving, radiator.

#### Dining Room or Sitting Room

With sandstone fireplace and timber mantel, radiator.

#### Kitchen

With fitted base and wall units, bespoke oak worktops, sink unit with mixer tap, extractor unit, plumbing for washing machine and dishwasher, radiator, external door.

### First Floor:

#### Landing

#### Bedroom One

With windows to two elevations, two radiators.

#### Bedroom Two

With radiator.

### Second Floor:

#### Landing

#### Bedroom Three

With dormer window, period fireplace, radiator.

#### Bathroom

With dormer window, WC, vanity wash hand basin, oval shaped bath with freestanding waterfall tap with handset, large walk-in shower with rainfall showerhead and handset, radiator.

### Outside:

Front forecourt, self-contained rear yard with stocked border, water tap, pedestrian access.

Adjoining garage with electric light and power.

### Services

Mains water, electricity, gas and drainage. Gas central heating.

### Tenure

Freehold.

### Council Tax

Band C.

### Viewing

By appointment with Hackney and Leigh's Keswick office.

### Directions

From Station Road in Cockermouth town centre proceed onto Lorton Street and onto Victoria Road where the property is situated on the right.

### What3words

///trader.campsites.ombudsman

### Price

Offers in the region of £250,000.

### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT).



Bedroom One



Bedroom Three



Bedroom Two



Bathroom

# 11 Victoria Road, Cockermouth

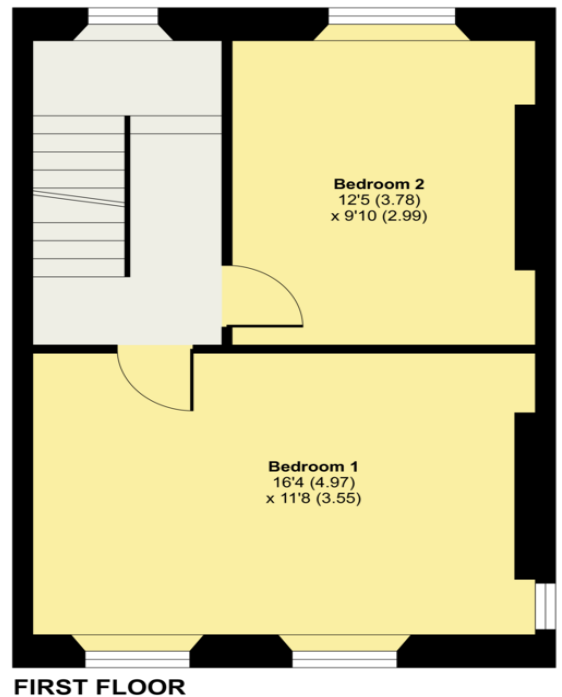
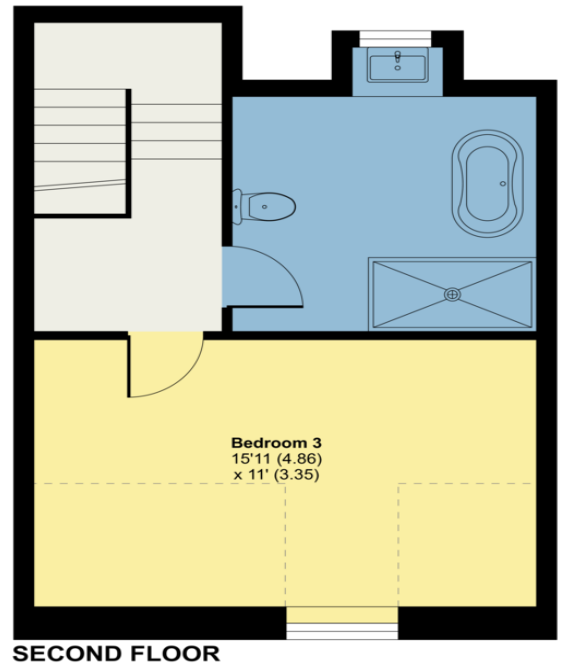
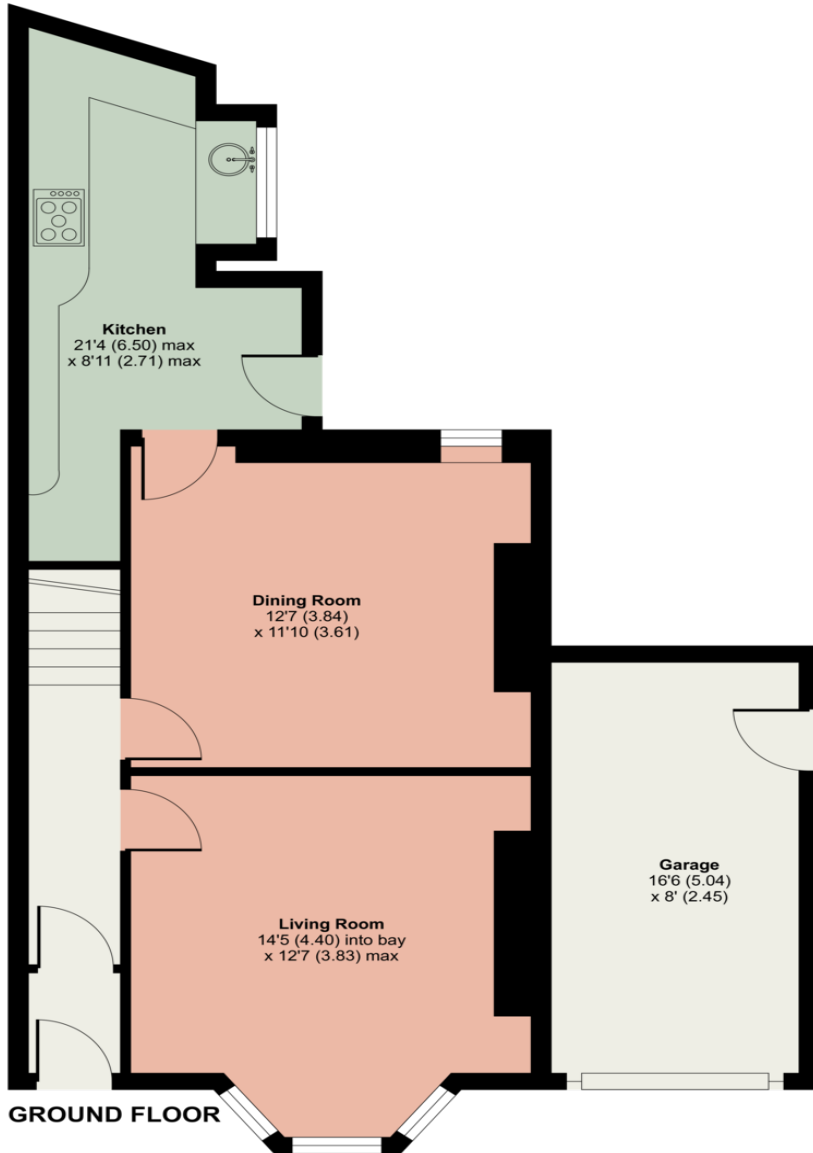
Approximate Area = 1215 sq ft / 112.8 sq m

Limited Use Area(s) = 62 sq ft / 5.7 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 1409 sq ft / 130.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2025. Produced for Hackney & Leigh. REF: 1237458

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