



3 Horsman Street, Cockermouth - CA13 0HE
Price Guide: £225,000

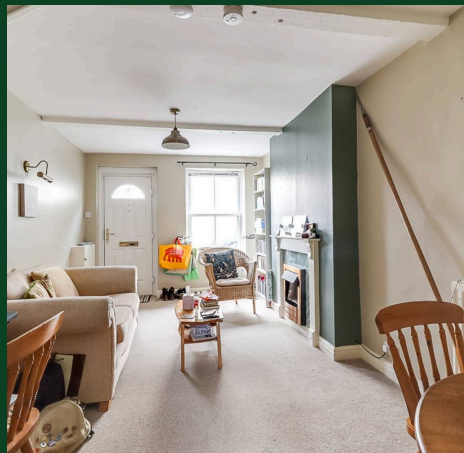
PFK

3 Horsman Street

Cockermouth, Cockermouth

A comfortable, three storey, three bedroom, mid terrace property just of Cockermouth town centre, being sold with no onward chain!

- Three bed mid terrace
- Courtyard Garden
- Popular off town centre street
- Perfect FTB or investment
- No onward chain
- Tenure - freehold
- Council tax - Band C
- EPC rating - D





ACCOMMODATION

Lounge/Dining Room

20' 3" x 9' 9" (6.16m x 2.98m)

Accessed via composite entrance door with double glazed inserts. Front aspect reception room with wall, spot and pendant lighting, electric fire set in feature surround, points for TV/telephone/broadband, built in under stairs storage cupboard and space for four person dining table.

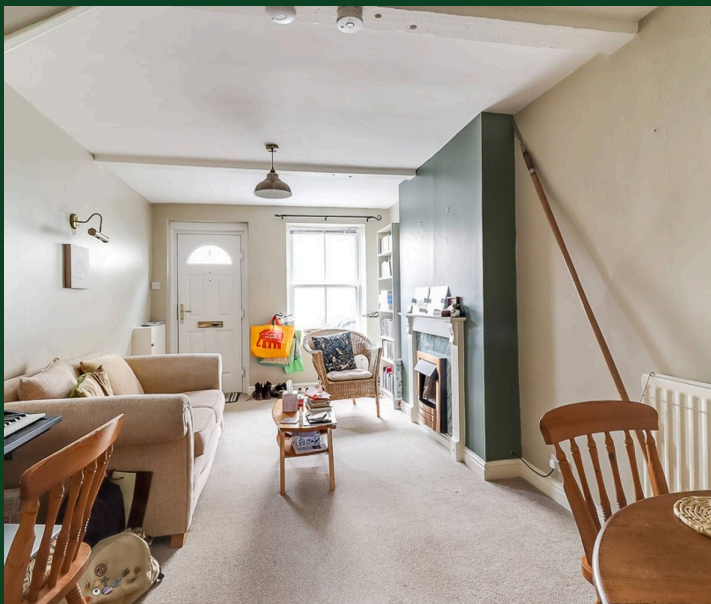
Kitchen

12' 0" x 6' 2" (3.67m x 1.87m)

Rear aspect room fitted with a range of base and wall units in a white finish with complementary green granite effect counter tops and green tiled, splash backs, and 1.5-bowl stainless steel sink/drainage unit with mixer tap. Four-burner, counter top mounted gas hob with extractor over, separate electric oven/grill and space for freestanding fridge freezer. Wooden internal door leading to:-

Rear Porch

With stairs to first floor accommodation and wooden, external door providing access to the rear garden.





First Floor Landing

Bathroom

13' 9" x 6' 9" (4.20m x 2.06m)

Four piece family bathroom comprising corner bath, shower cubicle (electric shower), WC and wash hand basin. Vertical heated chrome towel rail and access to utility area.

Utility Area

6' 8" x 12' 1" (2.03m x 3.68m)

Rear aspect room with space/plumbing for washer/dryer and wall mounted gas combi boiler.

Bedroom 1

13' 9" x 12' 2" (4.20m x 3.72m)

Front aspect, double bedroom with feature stone fireplace.

Second Floor Landing

With built in storage cupboard and access to loft space (via hatch).

Bedroom 2

12' 3" x 7' 8" (3.74m x 2.33m)

Rear aspect, double bedroom with exposed beam.

Bedroom 3

13' 8" x 13' 10" (4.16m x 4.21m)

Front aspect, double bedroom with exposed beams, Velux skylight and built in storage units.



ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; gas central heating; 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.

Directions

From PFK office in Main Street proceed towards Workington, passing The Trout hotel on the right hand side. Cross the roundabout then take the next left into Horsman Street where number 13 can be found on the left hand side.





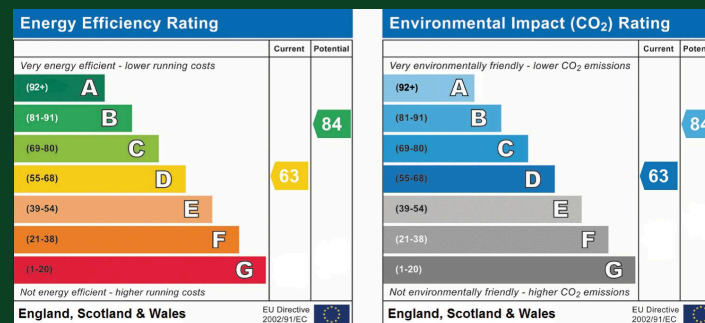
REAR GARDEN

To the rear of the property there is an enclosed courtyard garden with the benefit of a passageway with gated access back to Horsman Street.

ON STREET

1 Parking Space

On street parking via a resident's permit is available to the front of the property.



PFK



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