



55 Gable Avenue, Cockermouth – CA13 9BU
£265,000

PFK

Sit within a quiet cul-de-sac on the ever popular Gable Avenue, this spacious, three bedroom, two reception, detached house enjoys views towards Grasmoor and a completely private garden, and with some improvements offers a fantastic home for families!

The accommodation comprises large lounge, dining room/second reception room, breakfast kitchen, utility room, principal bedroom with en-suite shower room, two further double bedrooms and a four piece family bathroom.

Externally there is off road parking for two cars on the block paved driveway, an integral garage and an easy to maintain garden to the front, whilst to the rear is a completely private, lawned garden with storage shed and seating area.

This is a great opportunity for a family to create their forever home - there's even potential to add a sizeable extension subject to the appropriate planning. An early inspection is a must to avoid missing out.

- Three bed detached
- Two reception rooms
- En-suite & family bathroom
- Generous plot with parking
- Quiet cul-de-sac on popular estate
- Tenure - freehold
- Council tax - Band D
- EPC rating - C

Location

Situated on the ever popular Gable Avenue, enjoying an edge of town location yet only a short drive or walk to Cockermouth town centre and all its main services and amenities. Bars, restaurants, cafes, supermarkets, a range of independent shops, doctors surgeries and dentists, highly rated local primary and secondary schools are only a short walk away as is Cockermouth's leisure centre and swimming pool.





ACCOMMODATION

Entrance Porch

Accessed via uPVC entrance door with glazed insert. Wooden inner door to:-

Hallway

Decorative coving, wooden internal doors to all ground floor rooms and stairs to first floor accommodation.

Cloakroom/WC

Fitted with WC and wash hand basin. Built in storage unit.

Lounge

20' 1" x 12' 8" (6.11m x 3.86m)

Light and airy, dual aspect, reception room with views towards the Lake District fells. Decorative coving, wall mounted lighting, gas fire set in granite hearth and surround, TV point and door to:-

Breakfast Kitchen

12' 11" x 9' 2" (3.94m x 2.79m)

Rear aspect room fitted with range of base and wall units in a grey finish with complementary grey, granite effect, counter tops, tiled splash backs and 1.5-bowl composite sink with drainage board and mixer tap. Point for freestanding electric/gas cooker with extractor fan over. Breakfast bar dining for two people, understairs pantry cupboard, door to dining room and glazed door to:-

Utility Room

8' 7" x 6' 3" (2.61m x 1.91m)

Rear aspect room with uPVC door providing access to the garden. Fitted with a range of base and wall units in a light finish with complementary marble effect counter tops, tiled splash backs and stainless steel sink/drainers unit with mixer tap. Space/plumbing for under counter washing machine and tumble dryer, and space for freestanding freezer. Door giving access to integral garage.





Dining Room/Second Reception Room

10' 0" x 9' 8" (3.05m x 2.95m)

Front aspect room with views toward the Lake District fells. Decorative coving, wall mounted air conditioning unit, point for telephone/broadband and space for six to eight person dining table.

FIRST FLOOR

Landing

Providing access to three bedrooms and family bathroom. Rear aspect window and built in storage cupboard (also housing gas boiler).

Principal Bedroom

12' 8" x 11' 5" (3.87m x 3.48m)

Front aspect, principal bedroom with views of Grasmoor and the Lake District fells. Access to:-

En Suite Shower Room

5' 3" x 5' 6" (1.60m x 1.67m)

Fitted with three piece suite comprising corner quadrant shower cubicle (electric shower), WC and wash hand basin in built in vanity unit. Vertical heated towel rail.

Bedroom 2

14' 3" x 9' 11" (4.34m x 3.01m)

Front aspect, double bedroom with views toward Grasmoor and the Lake District fells. Exposed wooden floorboards and access to loft space (via hatch).

Bedroom 3

9' 7" x 7' 9" (2.93m x 2.36m)

Rear aspect, small double bedroom.

Bathroom

6' 6" x 7' 9" (1.98m x 2.36m)

Requires refurbishment. Original light grey suite comprising bath, WC and wash hand basin. Decorative coving and tiled splash backs.



ADDITIONAL INFORMATION

Directions

From PFK office in Cockermouth main street, turn right into Station Street then at the first set of traffic lights bear left on to Lorton Road. At the top of the hill turn left, then immediately right into Windmill Lane. Take the left turn into Slate Fell Drive, then turn right into Gable Avenue. Take the second right and the property can be found on the left hand side in the second cul-de-sac.

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; solar panels fitted to roof. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

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 2024 was £221.00; 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.





GARDEN

An easy to maintain front garden flanks the driveway at the front with mature shrub borders. To the rear is a fully enclosed, lawned garden with flower borders and herb beds. Concrete panel storage shed.

DRIVEWAY

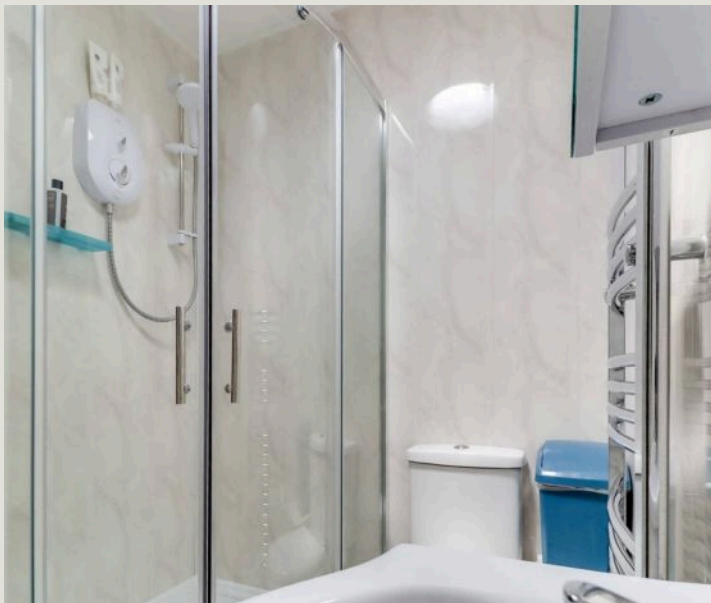
2 Parking Spaces

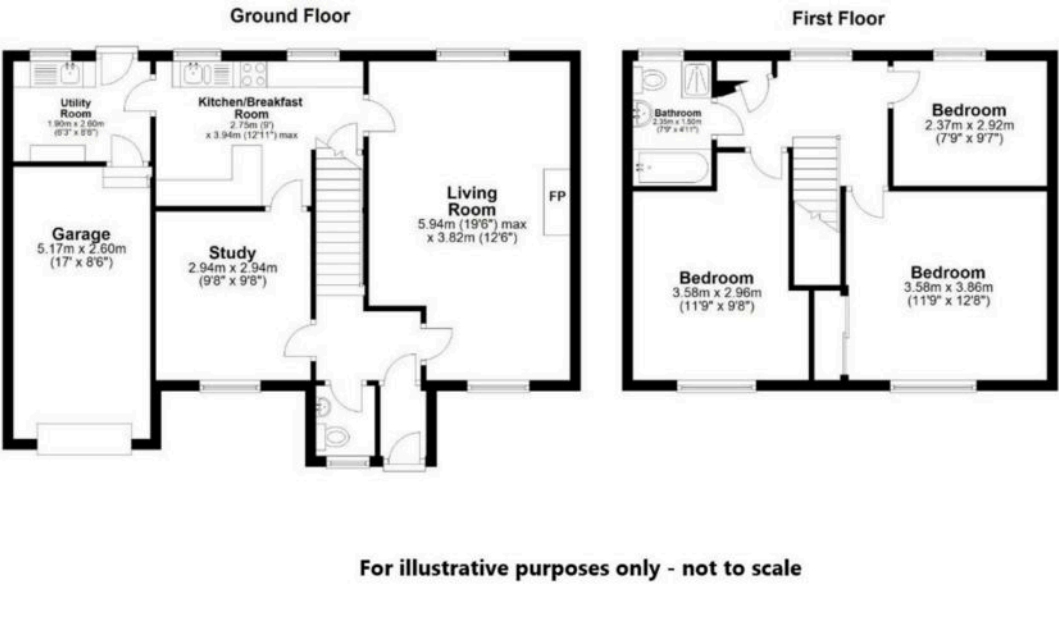
A paved driveway at the front of the property provides off road parking for two cars and leads to the garage.

GARAGE

Single Garage

Integral single garage accessed via up and over door. There is also integral access via the utility room.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

PFK



PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

