



26 Slatefell Drive, Cockermouth, CA13 9BT

Guide Price **£165,000**

PFK

26 Slatefell Drive

The Property

Located in a well regarded residential area of Cockermouth, this three bedroom mid link home offers a great combination of comfort, flexibility, and convenience. Just a short walk from the town centre and close to schools and everyday amenities, it's an ideal choice for first time buyers and young families alike.

Inside, the property has been thoughtfully updated in recent years, including the installation of new UPVC windows and a modern combi boiler. The accommodation begins with an entrance hallway leading to a bright lounge and through to a modern dining kitchen, designed with everyday living in mind. Upstairs, the layout has been cleverly adapted: the former third bedroom now houses a staircase to a converted attic room, currently used as a third bedroom with space for home working. This leaves the first floor third bedroom free as a flexible area – perfect for an office, gym, or useful storage – in addition to a spacious main bedroom, second double bedroom and family bathroom.

Outside, the home benefits from a neat lawned front garden and a low maintenance rear garden, accessed via an alley to the side where there are also two handy storage cupboards. With its practical upgrades, flexible layout and convenient location, this is a home that's ready to move into.





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Location & Directions

Situated in a sought after residential area of Cockermouth, the property is within walking distance of the bustling town centre, with its shops, cafes, and everyday amenities. Families will appreciate the proximity to well regarded schools, while excellent transport links make commuting across west Cumbria straightforward. A perfect balance of community feel and convenience.

Directions

The property can be located using either CA13 9BT or What3words///sinkhole.spearing.swing

- A three bed mid-link home in a popular Cockermouth location
- Cleverly reconfigured to create a versatile attic bedroom
- Ideal for first time buyers or young families
- Gardens to the front and rear
- Recently installed windows
- Council Tax: Band A
- Tenure: Freehold
- EPC rating: D



ACCOMMODATION

Entrance Hallway

Approached via composite door with obscured glazed side panel. Stairs to first floor, radiator, laminate flooring and doors to accommodation.

Lounge

12' 10" x 10' 10" (3.92m x 3.31m)

Bright reception room with window to front, radiator.

Dining Kitchen

15' 7" x 9' 0" (4.74m x 2.74m)

Fitted with matching wooden wall and base units with contrasting worksurfacing incorporating a 1.5 stainless steel sink and drainer unit. Space for cooker, fridge, dishwasher and fridge/freezer. Tiled splash backs, window to rear, space for a dining table, wall mounted combi boiler, upvc door leading to the garden and storage cupboard.

FIRST FLOOR LANDING

Doors to accommodation, laminate flooring.

Bedroom 1

13' 0" x 9' 3" (3.95m x 2.82m)

Large double bedroom with window to front, radiator, storage cupboard and laminate flooring.

Bedroom 2

10' 6" x 9' 1" (3.20m x 2.78m)

Double bedroom with window to rear, radiator and laminate flooring.

Family Bathroom

5' 5" x 7' 11" (1.66m x 2.41m)

Fitted with white three piece suite comprising low level WC, wash hand basin and wood panelled bath with mains shower over. Tiled walls, two obscured windows, radiator and laminate flooring.



Office/Inner Landing

9' 11" x 8' 8" (3.02m x 2.65m)

What was the third bedroom has been reconfigured to provide access to a large attic bedroom, making this space suitable for a range of uses such as a home office. Benefitting from a window, radiator and stairs leading to attic bedroom.

Attic Bedroom

13' 0" x 16' 8" (3.97m x 5.08m)

A large attic room with pitched ceiling, Velux window, radiator and storage cupboard.

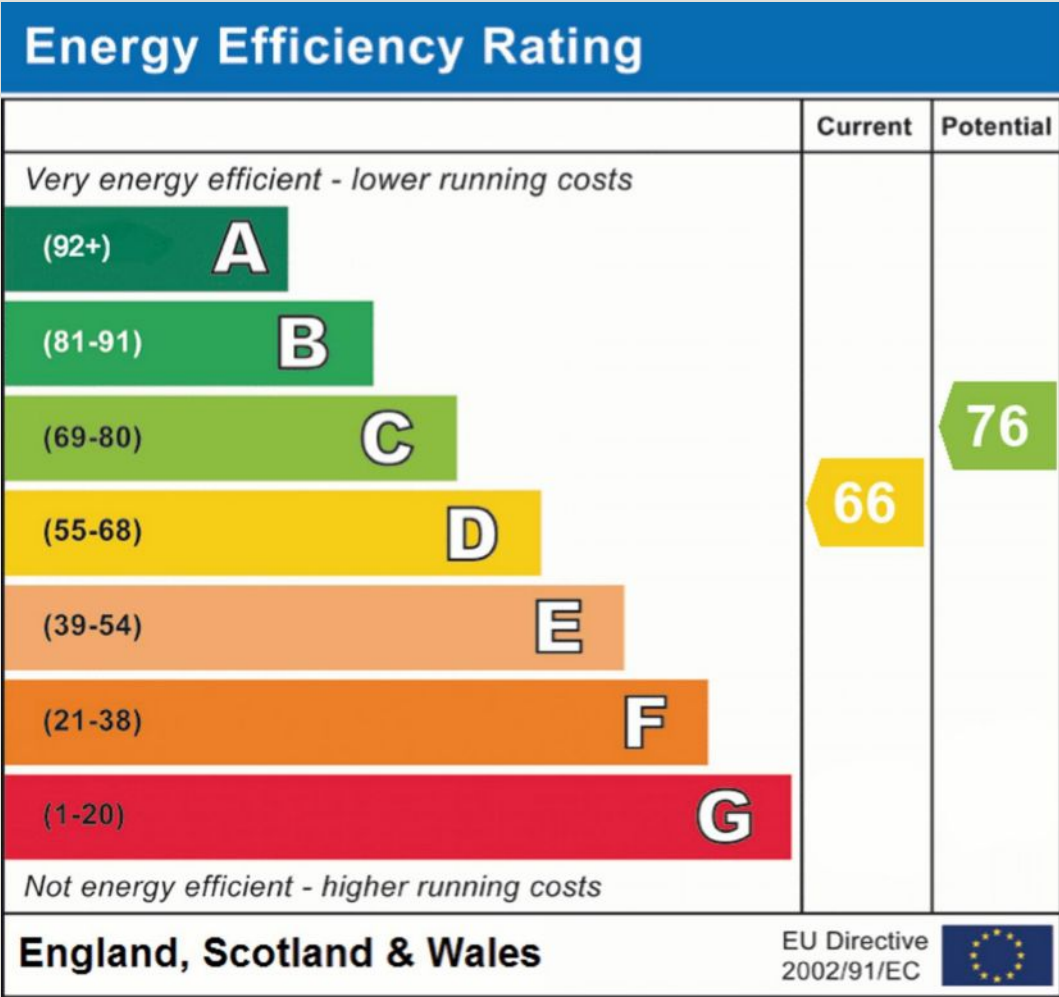
EXTERNALLY

Garden

There is a lawned garden to the front of the property, access through an alleyway to the side leads to a low maintenance paved garden which is fully enclosed. There are also 2 useful outdoor storage cupboards.







ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and 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 : Naphthens 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. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

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