



8 Mackreth Row, Cockermouth, CA13 9NU

Guide Price £199,950

PFK

8 Mackreth Row

The Property

Tucked away on Mackreth Row, this delightful two bedroom terrace is far more spacious than first impressions suggest. Beautifully presented throughout, it blends character with modern living in a way that feels instantly welcoming. The front door opens directly into a stylish, contemporary kitchen, leading through to a bright lounge/dining room at the rear. Sliding patio doors extend the living space into a lovely garden, while stairs lead down to a versatile cellar room currently used as a utility.

Upstairs, a stunning front bedroom with exposed apex beam and mezzanine level adds real charm, complemented by a further double bedroom and a modern bathroom. Externally, the garden offers a choice of outdoor spaces and a handy outdoor store.

Full of character yet thoughtfully updated, this is the perfect home for those seeking both convenience and charm within easy reach of Cockermouth town centre.

- Characterful 2 bedroom terrace home
- Short walk to town centre
- Useful cellar room
- Lovely garden with handy store
- Ideal for first time buyers or relocation
- Tenure: Freehold
- Council Tax: Band A
- EPC rating D





8 Mackreth Row

Location & Directions

Mackreth Row enjoys a superb location in Cockermouth, just a short stroll from the town centre with its independent shops, cafés, restaurants and everyday amenities. The property is perfectly placed for easy access to schools, supermarkets and excellent transport links – offering convenience right on the doorstep while retaining a tucked-away feel.

Directions

The property can be located on Mackreth Row using either CA13 9NU or
[What3words///flag.grazed.workloads](https://www.what3words.com/flag-grazed-workloads)



ACCOMMODATION

Kitchen

11' 2" x 9' 7" (3.41m x 2.92m)

Lounge/Dining Room

21' 9" x 9' 8" (6.63m x 2.94m)

Cellar

12' 9" x 10' 5" (3.88m x 3.18m)

First Floor Landing

Bedroom 1

9' 11" x 10' 2" (3.03m x 3.11m)

Bedroom 2

9' 8" x 11' 11" (2.95m x 3.62m)

Bathroom

6' 1" x 6' 9" (1.86m x 2.06m)

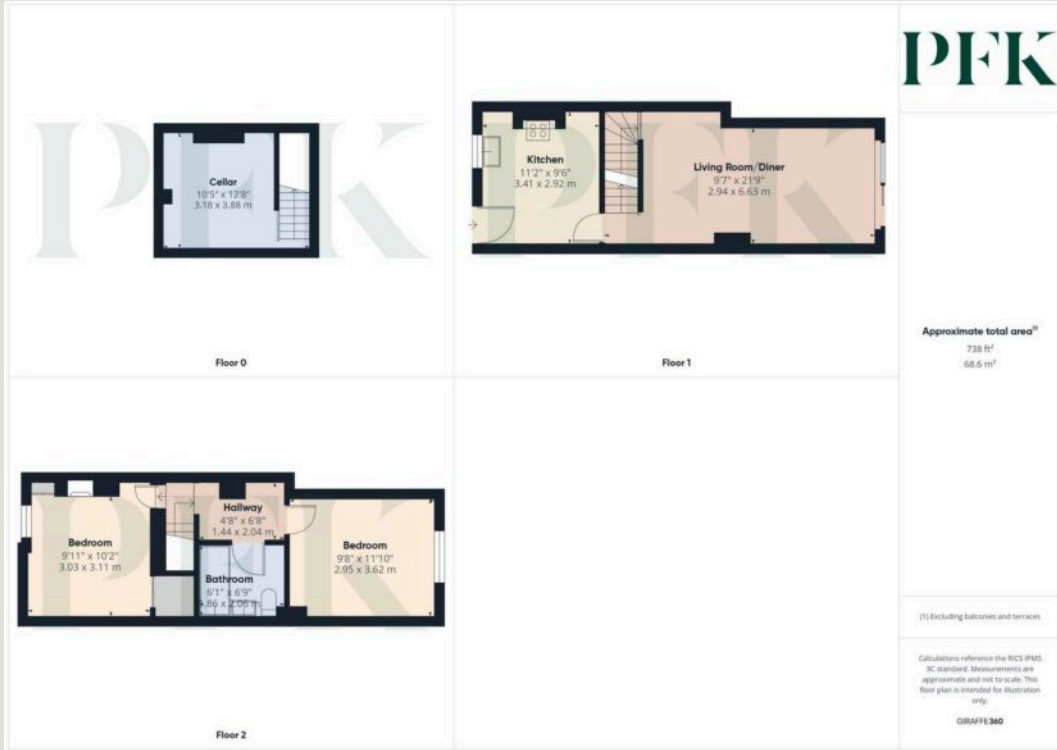
EXTERNALLY

Garden


Patio doors from the lounge open onto a paved garden, with steps to a further gravelled area, rockery garden and handy outdoor store.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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 : 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. 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/

PFK

