



33 Walker Street, Cockermouth, CA13 0AB

Guide Price **£115,000**

PFK

33 Walker Street

The Property

A well-presented ground floor one-bedroom flat, offered with no onward chain and ready to move straight into. The accommodation comprises a welcoming lounge, modern kitchen, double bedroom, and a contemporary bathroom, together with useful storage cupboards. Outside, the property enjoys its own private rear garden belonging solely to the flat, along with a designated parking space. An added bonus is the nearby shortcuts, which provide direct access into Cockermouth town centre. An excellent opportunity for first-time buyers, downsizers, or investors alike.

- Ground floor one-bedroom flat
- Private rear garden
- Designated parking space
- Ideal for first-time buyers, downsizers, or investors
- Contemporary bathroom
- Close to local amenities, shops, and transport links
- Council Tax Band 'A'
- EPC Rating 'D'
- Tenure: Leasehold





33 Walker Street

Location & Directions

Cockermouth is a charming market town in Cumbria, situated at the confluence of the River Derwent and the River Cocker. Known for its picturesque streets, historic buildings, and independent shops, it offers a mix of traditional charm and modern amenities. The town has good schools, a range of cafes and restaurants, and hosts a variety of local events. Surrounded by stunning countryside and close to the Lake District, it's popular with walkers and outdoor enthusiasts, while still providing convenient transport links to larger towns and cities.

Directions

The property can be easily found on Walker Street, CA13 0AB, and is clearly identified by showing number 33.



Entrance Hallway

Lounge

11' 2" x 11' 4" (3.40m x 3.46m)

Bedroom

8' 6" x 11' 6" (2.58m x 3.50m)

Kitchen

11' 8" x 7' 8" (3.56m x 2.33m)

Bathroom

5' 4" x 6' 1" (1.63m x 1.85m)

EXTERNALLY

Garden

The property benefits from its own private rear garden, belonging solely to the flat, mainly laid to lawn with a garden pathway and shrubbery hedging.

Allocated parking

1 Parking Space





ADDITIONAL INFORMATION

Services

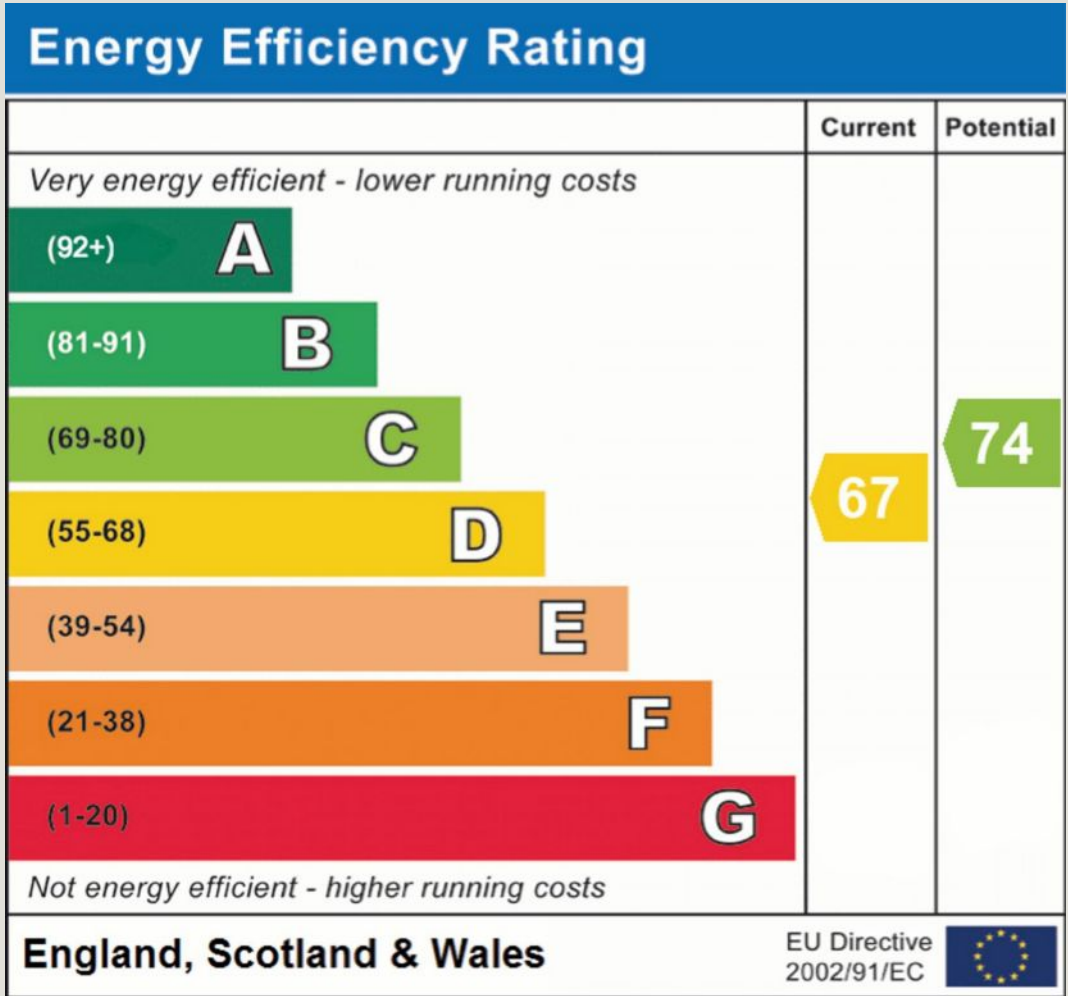
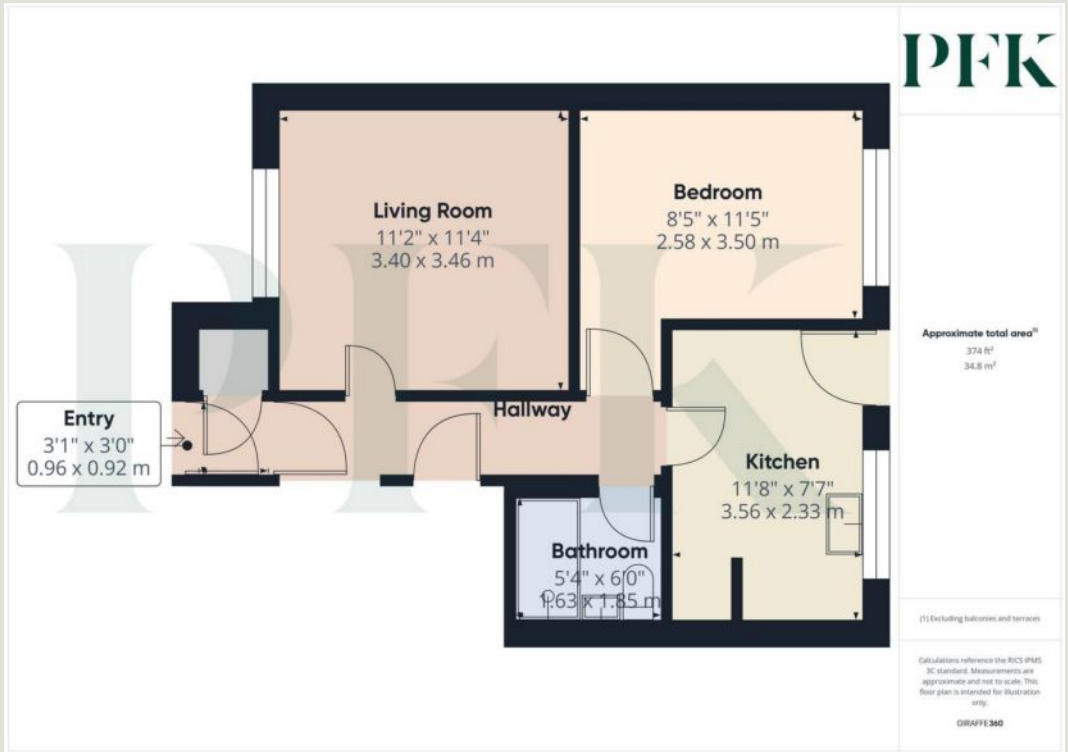
Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient 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.

Leasehold

Date : 18 August 1981 Term : 999 years from 1 January 1981 No rent payable





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