



51 Sonnets Way, Cockermouth, CA13 0ZF
£140,000

PFK

51 Sonnets Way

The Property

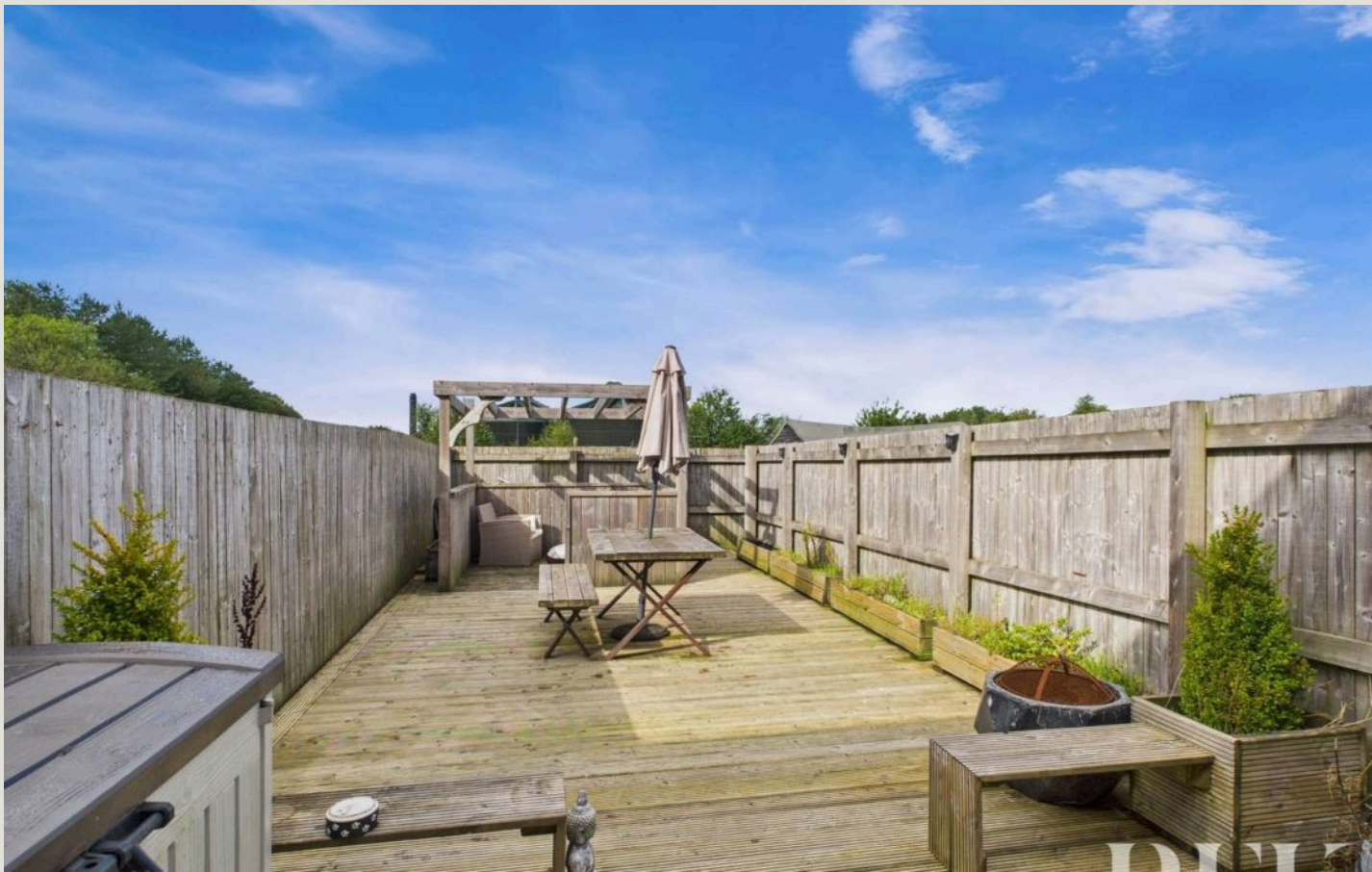
51 Sonnets Way is an excellent opportunity for first time buyers to get a foot on the ladder in the highly sought after town of Cockermouth.

Occupying a pleasant position on The Laureates development, built in 2016, this contemporary two bed mid terrace has an enclosed rear garden and driveway parking for two cars. The accommodation briefly comprises entrance hallway, lounge, cloakroom/WC and kitchen to the ground floor with two double bedrooms and three piece bathroom to the first floor.

With a 35% discount off market value, for eligible buyers who meet criteria set by Cumberland Council, this is sure to move quickly, don't miss out on this great home.

For more information on the eligibility criteria, those interested should contact the office for further details.





51 Sonnets Way

Location & Directions

Enjoying a superb location on a popular residential estate on the outskirts of Cockermouth. The property is ideally located for easy access to the A66 for commuting to the west coast employment centres and is within only a short walk to Cockermouth town centre.

Directions

The property can be found on Sonnets Way in The Laureates estate with the postcode CA13 0ZF

- Two bed mid terrace
- Available at a 35% discounted price for eligible buyers under the Cumberland Council scheme
- Popular estate
- Modern fixtures and fittings
- Private garden and parking for two
- No onward chain
- EPC Band B
- Tenure: Freehold
- Council Tax Band B



ACCOMMODATION

Entrance Hall

13' 10" x 3' 6" (4.22m x 1.07m)

Accessed via composite front door, built in storage cupboard, cloak room, stairs to first floor landing, laminate flooring.

Downstairs Cloakroom/WC

5' 0" x 2' 11" (1.53m x 0.90m)

WC, wash hand basin, tiled walls and floor.

Lounge

13' 0" x 11' 7" (3.97m x 3.54m)

Rear aspect room with French doors to the garden, built in storage units with electric fire, point for wall mounted TV, laminate flooring.

Kitchen

13' 9" x 5' 11" (4.20m x 1.80m)

Front aspect room fitted with a range of base and wall units in a light cream high gloss finish and complementary wood effect countertop. Stainless steel sink with drainage board and mixer tap, four burner counter top mounted gas hob with stainless steel splash back, extractor fan over and separate electric oven/grill. Integral fridge freezer, plumbing for under counter washing machine, tiled flooring.

FIRST FLOOR LANDING

3' 4" x 4' 5" (1.01m x 1.35m)

Loft access via hatch, wooden doors to all rooms.

Bedroom 1

9' 1" x 10' 10" (2.76m x 3.30m)

Front aspect double bedroom with two built in storage cupboards/ wardrobes.



Bedroom 2

13' 0" x 7' 6" (3.97m x 2.28m)

Rear aspect double bedroom.

Bathroom

4' 10" x 7' 1" (1.48m x 2.15m)

Comprising three piece suite with mains powered shower over bath, WC and wash hand basin. Tiled splashback, wall mounted shelving, vertical heated chrome towel rail.

ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas fired central heating and 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.

Referrals & 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.





EXTERNALLY

Rear Garden

A private rear garden laid to decking, with built in seating area and pergola. An access passageway leads to the end of the terrace and round to the front of the property.


DRIVEWAY

2 Parking Spaces

driveway parking for two cars





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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