







PROPERTY DESCRIPTION

A great traditional 'two-up two-down' mid terraced home located in the heart of the popular town of Cockermouth.

On the ground floor, the property briefly comprises a hallway, reception room, kitchen, diner and rear exit to the outside space. The first-floor comprises two bedrooms and a family bathroom. The property would benefit from modernisation and would suit those looking to add to their property portfolio, or those looking to add their own stamp on a property.

The property also benefits from a grassed garden to the rear and off-street parking to the front.

Cockermouth is a popular Georgian market town and is located just outside the Lake District National Park. The town benefits from a range of amenities, including supermarkets, independent shops, cafes and restaurants, as well as primary and secondary schools. The town has great transport links to the nearby towns of Workington and Whitehaven, city of Carlisle and the rest of the county.

METHOD OF SALE

The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents: **Mitchells Land Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ**

Tel: 01900 822016

Email: info@mitchellslandagency.co.uk

SERVICES

The property benefits from mains electricity and water.

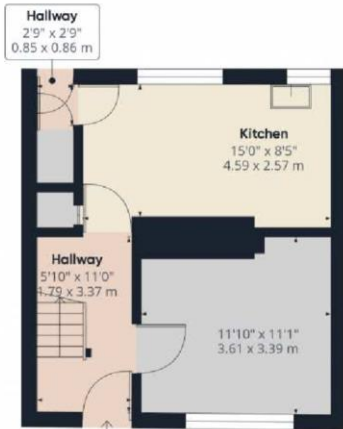
VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

LOCATION



chosen.losses.shields



Floor 0



Floor 1

Approximate total area⁽¹⁾
672.79 ft²
62.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

