









PROPERTY DESCRIPTION

Welcome to 6 Riverside Terrace, a 2-bed town house located on the riverside of the River Derwent in the popular market town of Cockermouth. The townhouse offers potential purchasers fantastic views of Memorial Gardens and the River Derwent and is within walking distance of the town centre. 6 Riverside Terrace is offered to the market with no onward chain and would suit those looking for their first home or those looking for a buy-to-let investment.

The property comprises an entrance hallway on the ground floor, garage with access to the rear garden and useful WC. Stairs in the entrance hallway leads to the first floor where potential purchasers can find the kitchen with fitted floor and wall units, living/dining room with fantastic views of the River Derwent and Memorial Gardens, the stairs continue to the second floor which features a storage cupboard, two bedrooms and a bathroom with WC, WHB and shower.

To the front of the property is off-road, designated parking and to the rear is the garden with a grassed and patio area. The garden is accessible through a 'stable' style door to the rear of the garage.

Cockermouth is a market town located near to the Lake District National Park and has an array of local amenities, including independent cafes/restaurants, shops, post office and larger supermarkets. Cockermouth has good transport links to the town of Workington, Penrith and Keswick.



MEASUREMENTS

Entry/Hallway 1.73 X 3.49m

With stairs leading to the first floor and access to the garage

Garage 5.00 x 5.40m

External stable door leading to the rear garden and sink

WC 0.79 x 1.58m

Featuring a WC and WHB

Kitchen 3.09 x 1.91m

Featuring floor and wall units, fitted oven and gas hob

Living/Dining Room 4.91 x 3.36m

Featuring dual aspect windows with views of the river and Memorial Gardens

Bedroom 3.07 x 2.94m

Bedroom 3.06 x 2.26m

Bathroom 1.74 x 1.90m

Featuring WC, WHB and shower

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 Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ

Tel: 01900 822016

Email: info@mitchellsestateagency.co.uk

SERVICES

The property benefits from mains electricity, gas and water and drainage. There is wood framed double glazing throughout.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

LOCATION



series.dummy.strapping



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

