



Master ensuite, family bathroom plus downstairs WC

Contemporary open plan kitchen/diner

Three good size bedrooms

Walking distance to the town centre

Well maintained enclosed rear garden

75% shared ownership property

Popular modern estate

Sought after location

Double driveway

Easy access to the A66

An opportunity to purchase a 75% shared ownership property, on this sought after modern estate, Lying just outside the boundary of the Lake District National Park, in the attractive market town of Cockermouth. Situated on a good-sized plot in a prime position, on a sought-after modern estate, overlooking the park and woodland to the front. The town centre of Cockermouth is walking distance, with a range of shops and amenities, as is the popular Cockermouth School. The nearby tourist town of Keswick is just a short drive away and there is a regular bus service. This lovely modern home is ideal for a range of buyers, including first-time buyer, couples, and families. The accommodation briefly comprises, entrance hall, spacious, light, and airy lounge with patio doors to the garden. There is a stylish, modern kitchen/diner, and downstairs WC. To the first floor, there are three, well-presented, good-sized bedrooms, with the master boasting a modern ensuite, there is also a contemporary, modern, family bathroom. Externally, the property has a large driveway, with parking for two cars, an enclosed rear garden, mostly laid to lawn, with patio area and gated access. There is also a pleasant garden to the front of the property. Viewing is highly recommended to appreciate this lovely home.

ACCOMMODATION

Entrance hall

The well presented entrance hall benefits from a large, understairs storage cupboard, there is modern, neutral décor, and access into the lounge, kitchen diner and downstairs WC, with stairs to the first floor.

Lounge

A beautifully presented, bright and spacious lounge, with tasteful, modern décor, a radiator and TV point. There is two uPVC double glazed windows and double glazed patio doors, providing plenty of natural light and provides access into the rear garden.

Kitchen diner

A contemporary, open plan kitchen diner. To the dining area, there are two uPVC double glazed windows, a radiator, and spotlights to the ceiling. There is a range of stylish, high-gloss units, with contrasting work tops with matching upstands, the kitchen benefits from a built-in electric oven, stainless steel hob and integrated extractor hood above. There is a 1.5 stainless steel sink and drainer unit, with mixer tap, plumbing for a washing machine and an integrated fridge freezer. The kitchen also features a pull out larder cabinet, tiled flooring and a third uPVC double glazed window.

First floor landing

The landing provides access into three bedrooms and the family bathroom.

Master bedroom

The master bedroom is spacious and well presented, with modern, neutral décor. There is a uPVC double glazed window overlooking the rear garden, a radiator and TV point, with access into the master ensuite.

Master ensuite

The stylish, ensuite incorporates a concealed cistern toilet, with wall mounted flush, a built-in sink with mixer tap and a walk-in shower cubicle with mixer shower and sliding door. The ensuite features tiled flooring, a wall mounted towel heating radiator, a uPVC double glazed window with frosted glass and an extractor fan.



Bedroom two

A second, light and spacious double bedroom, with two uPVC double glazed windows providing plenty of natural light, neutral décor, and a TV point.

Bedroom three

A good size third bedroom, with neutral décor, a uPVC double glazed window and a radiator

Externally

The property benefits from a double driveway, providing off-road parking, the pleasant, front garden looks out over woodland and has a range of shrubs bordering the well maintained lawn. The property also benefits from an enclosed rear garden which is walled around, with a good size lawn and patio area, accessed through the patio doors.

TENURE

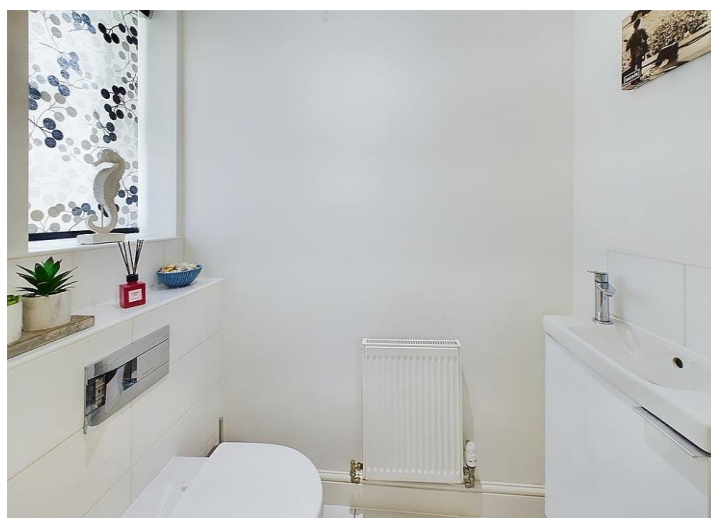
We have been informed by the vendor that the property is freehold.

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LOW FEES, LOCAL EXPERTISE

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MORTGAGES

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NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.

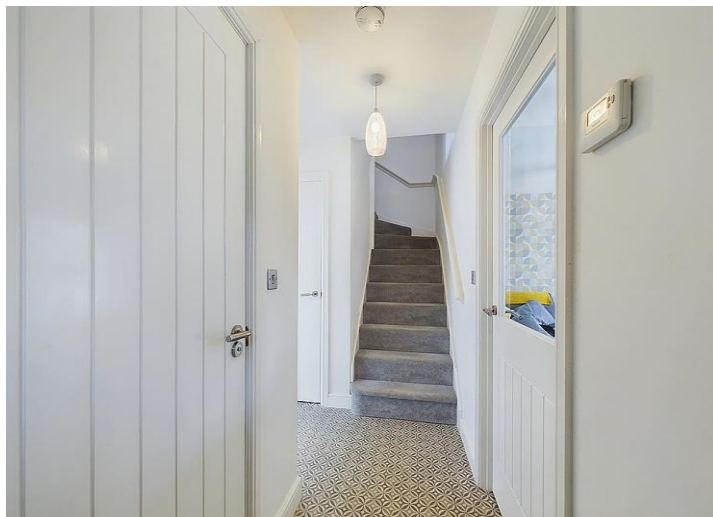
SHARED OWNERSHIP DETAILS

The charges on the property are as follows:

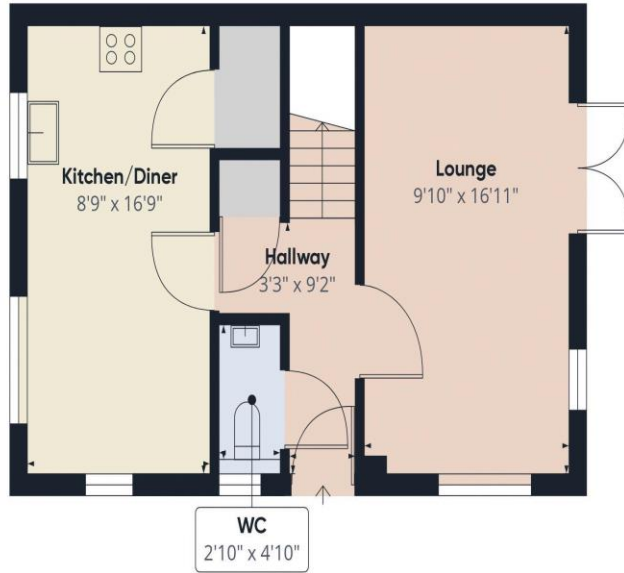
Monthly rent £179.66

Monthly lease management fees £25.54

Annual building insurance charges £126.12

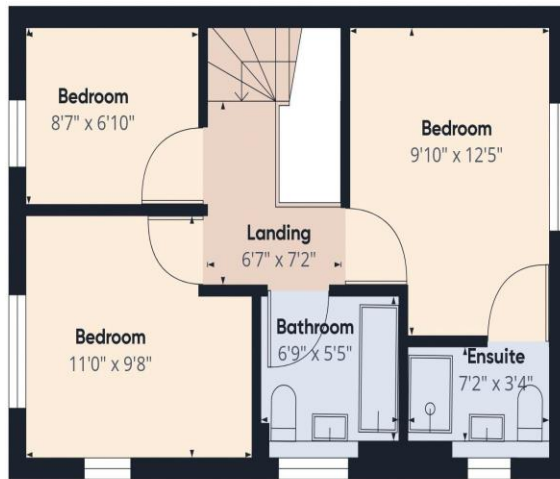






Ground Floor

Approximate total area⁽¹⁾
814.3 ft²



Floor 1

(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.

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