



2 Parkhouse Lane, Cockermouth, CA13 9XE

Guide Price **£290,000**

PEK

2 Parkhouse Lane

The Property:

This well presented three bed, two bathroom semi-detached house combines contemporary style with comfortable family living. Step inside to discover a bright and welcoming reception room, filled with natural light from large windows and enhanced by neutral decor and plush carpeted flooring. The modern kitchen is a true highlight, featuring sleek white units, integrated appliances, and direct access via French doors to the patio and garden. Upstairs, there are three spacious bedrooms, with one boasting a luxurious ensuite bathroom. Both bathrooms offer modern fixtures, including walk-in showers and relaxing bath tubs, designed with elegant tiling and stylish fittings.

The property's outdoor spaces are perfect for family life and entertaining, offering a well maintained front garden, convenient offroad parking, and a secure, private rear garden. Enjoy alfresco dining or summer gatherings on the paved patio, while the lawn and gravel areas provide versatility for play or relaxation.

With its blend of modern design, excellent outdoor space, and family friendly layout, this home is sure to attract plenty of interest. Early viewing is highly recommended to avoid disappointment.





2 Parkhouse Lane

Location & directions:

Situated within Cockermonth's newest and most sought after residential development - Strawberry Grange. Offering easy access to both the Lorton Valley and Cockermonth town centre with its full range of amenities.

Directions

The property can be located under post code CA13 9XE

- **Three bed, two bath semi**
- **Sought after location in Cockermonth**
- **Fantastic family home**
- **Parking for two cars**
- **South facing garden**
- **No chain**
- **EPC rating B**
- **Council Tax: Band C**
- **Tenure: Freehold**



ACCOMMODATION

Hallway

16' 4" x 4' 8" (4.98m x 1.43m)

Accessed via composite front door with glazed insert, stairs to first floor landing, built in understairs storage cupboard.

Living Room

15' 7" x 11' 3" (4.74m x 3.42m)

Front aspect light and airy room with space for a three piece suite.

Kitchen

9' 0" x 16' 6" (2.74m x 5.03m)

Rear aspect room with bifold doors leading to the garden. Kitchen comprises a range of base and wall units in a white high gloss finish and complementary grey granite effect countertops. Five burner countertop mounted gas hob with stainless steel splashback, extractor fan and separate electric oven and grill. 1.5 bowl stainless steel sink with drainage board and mixer tap. Integral dishwasher and washing machine, space for a four person dining table.

Cloakroom/WC

3' 3" x 5' 10" (1.00m x 1.77m)

Comprising WC, wash hand basin and tiled walls.

FIRST FLOOR LANDING

7' 10" x 6' 6" (2.38m x 1.98m)

Bedroom 1

10' 7" x 11' 4" (3.22m x 3.46m)

Front aspect double bedroom with ensuite shower room.

Ensuite Shower Room

7' 8" x 4' 5" (2.34m x 1.35m)

Front aspect room comprising walk in shower cubicle with mains powered shower, WC and wash hand basin with built in storage unit. Heated chrome towel rail, tiled walls.





Bathroom

8' 3" x 5' 9" (2.52m x 1.74m)

Side aspect room comprising three piece suite with mains powered, hand held shower attachment, WC and wash hand basin with built in storage. Tiled walls and vertical heated towel rail.

Bedroom 2

9' 2" x 9' 3" (2.80m x 2.82m)

Rear aspect double bedroom.

Bedroom 3

9' 1" x 6' 11" (2.78m x 2.11m)

Rear aspect single bedroom.

EXTERNALLY

Garden

Lawned front garden and shrubbery beds.

Rear Garden

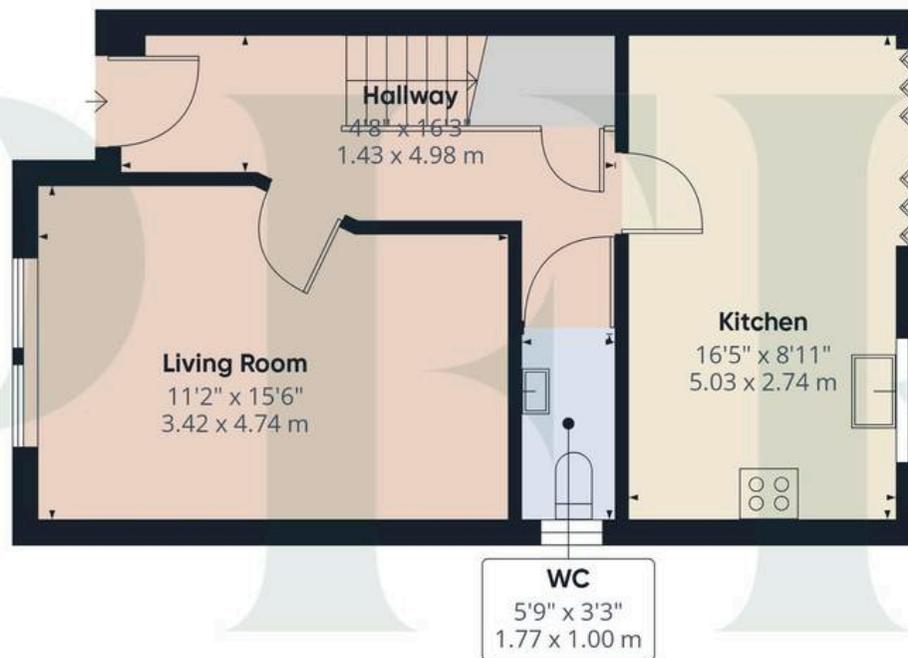
South facing rear garden laid to lawn, patio and gravel areas.

Driveway

2 Parking Spaces

Offroad parking for two cars on the drive.

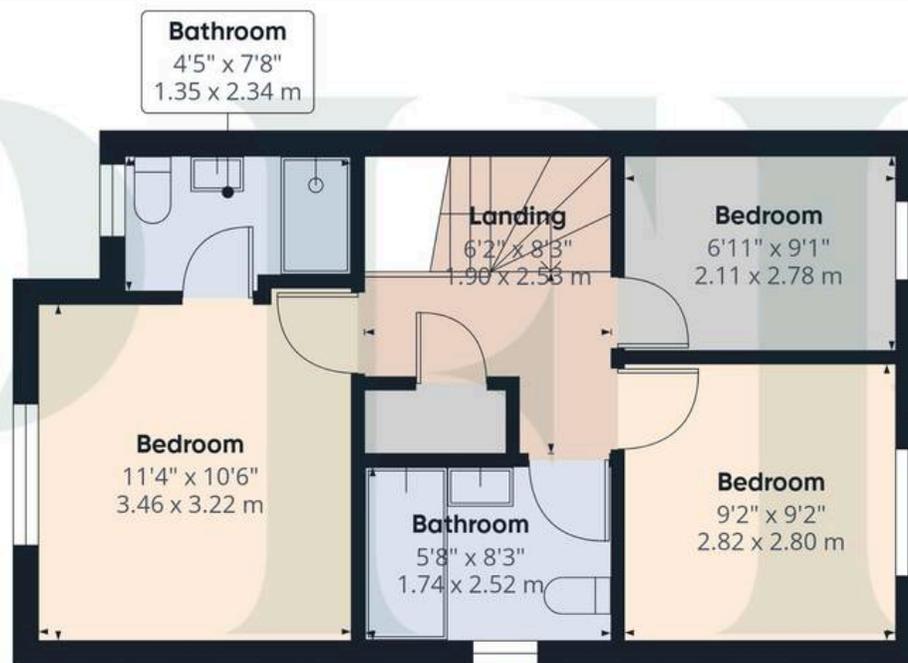




Floor 0

Approximate total area⁽¹⁾

840 ft²
78.1 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

ADDITIONAL INFORMATION

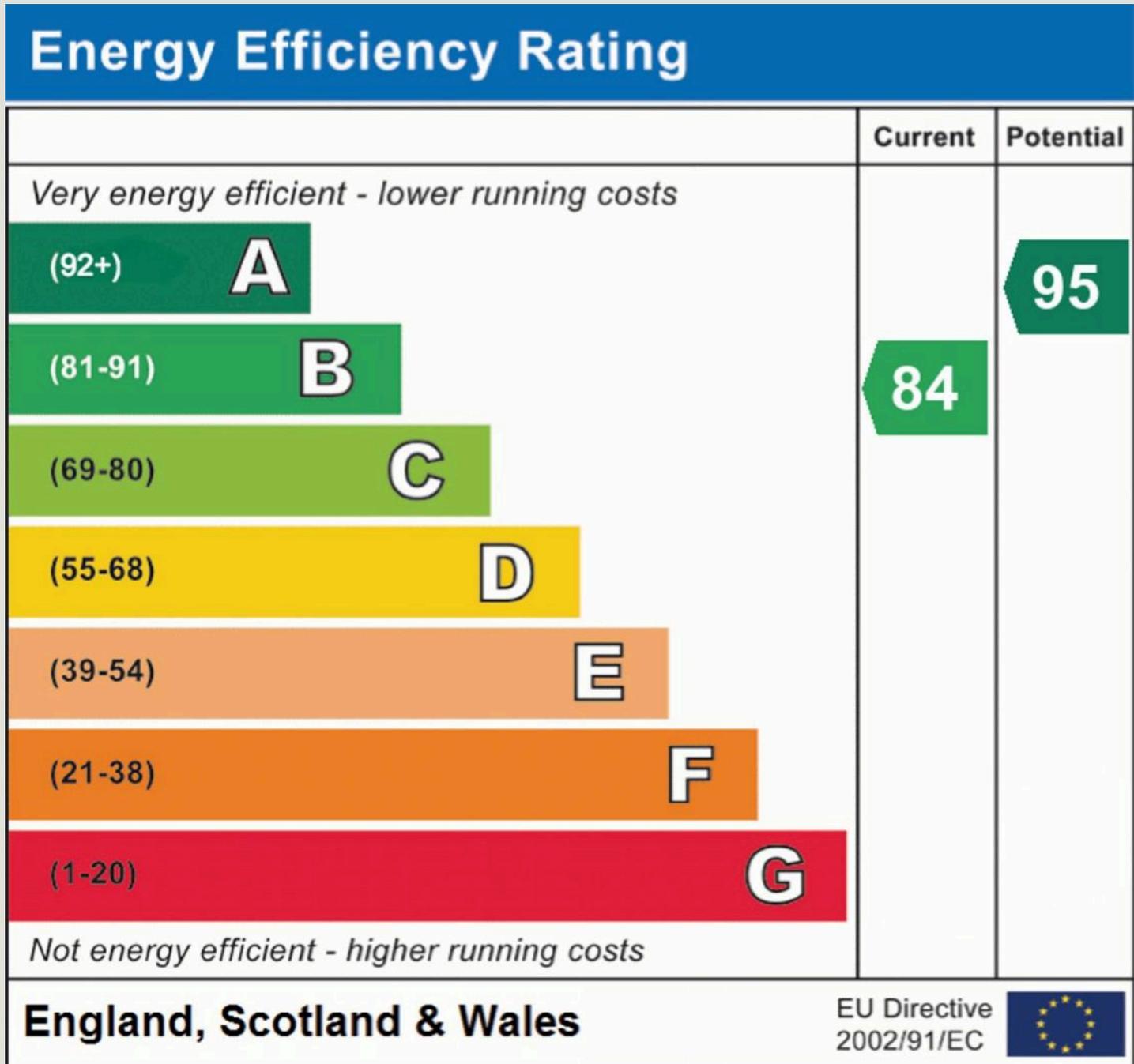
Services

Mains gas, electricity, water & drainage. Gas 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 Fee Disclosure

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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
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- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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