



3 Cromwell Terrace, Cockermouth, CA13 0AA

Guide Price **£180,000**

PFK

3 Cromwell Terrace

The Property:

A charming two bedroom end terrace cottage near the town centre, featuring a lovely garden and a handy outdoor storage space. Ideal as a buy to let or holiday home or perfect for a couple or sole resident.

Just a short stroll from the heart of Cockermouth, with its independent shops, eateries, and bars, this charming end terrace cottage is beautifully presented, offering a perfect blend of character and modern comfort. With its excellent location and move-in-ready condition, this home is ideal for those seeking convenience and charm in a vibrant market town.

The property comprises a welcoming living room, with a staircase leading to the first floor. A modern dining kitchen with a door offering direct access to the rear garden. Venturing upstairs there are two well proportioned bedrooms and a modern shower room. An enclosed garden at the rear is chiefly lawned and has a useful stone built store - an excellent space to store bikes and tools or use as a workshop. Please note: the grassed lane leading to the stone outbuilding is jointly owned with the neighbouring property.

If you're looking for your first home, a down sizer or a holiday home, this cottage ticks all the boxes!





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Location & Directions:

Cockermouth is a thriving Georgian market town on the edge of the Lake District National Park, renowned for its attractive streets, independent shops, cafés, restaurants and welcoming community. The town offers an excellent range of everyday amenities, well regarded schools and leisure facilities, while the nearby Lakes, Solway coast and surrounding fells provide endless opportunities for walking, cycling and outdoor pursuits. With excellent road links via the A66 to Keswick, Carlisle and the M6, Cockermouth is an ideal base for both commuters and those looking to enjoy the best of Cumbria.

Directions

The property can easily be found by using postcode CA13 0AA



- 2 bedroom end terrace
- Walking distance to Cockermouth town centre
- Ready to move straight into
- Ideal first home, holiday let or buy-to-let investment
- Large garden storage building
- EPC rating D
- Council Tax: Band A
- Tenure: Freehold

ACCOMMODATION

Lounge

12' 6" x 12' 7" (3.82m x 3.84m)

Dining Kitchen

10' 9" x 12' 6" (3.27m x 3.80m)

FIRST FLOOR

Landing

Bedroom 1

9' 1" x 12' 1" (2.78m x 3.69m)

Bedroom 2

10' 8" x 6' 9" (3.25m x 2.05m)

Shower Room

7' 2" x 5' 5" (2.19m x 1.65m)

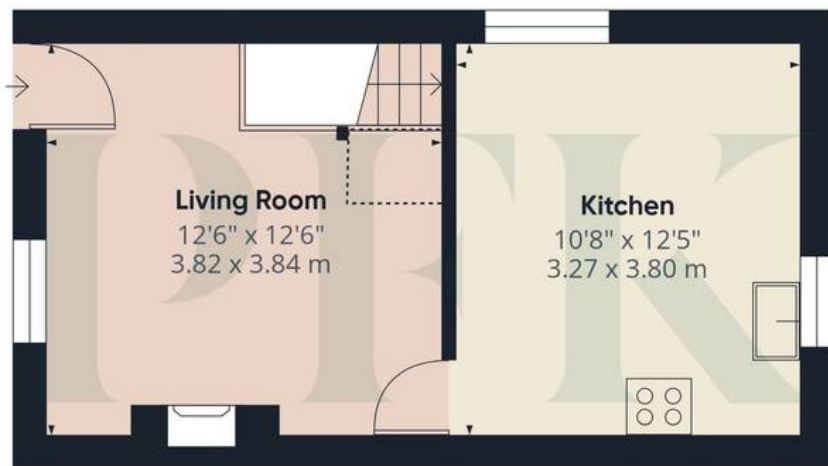
EXTERNALLY

Garden

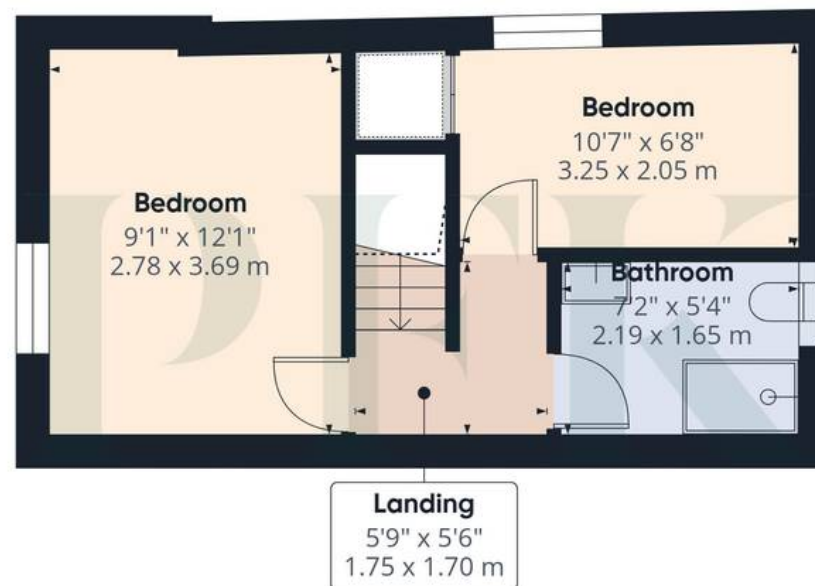
Stone Outbuilding

11' 11" x 18' 3" (3.63m x 5.57m)





Floor 0 Building 1



Floor 2 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾

749 ft²

69.6 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

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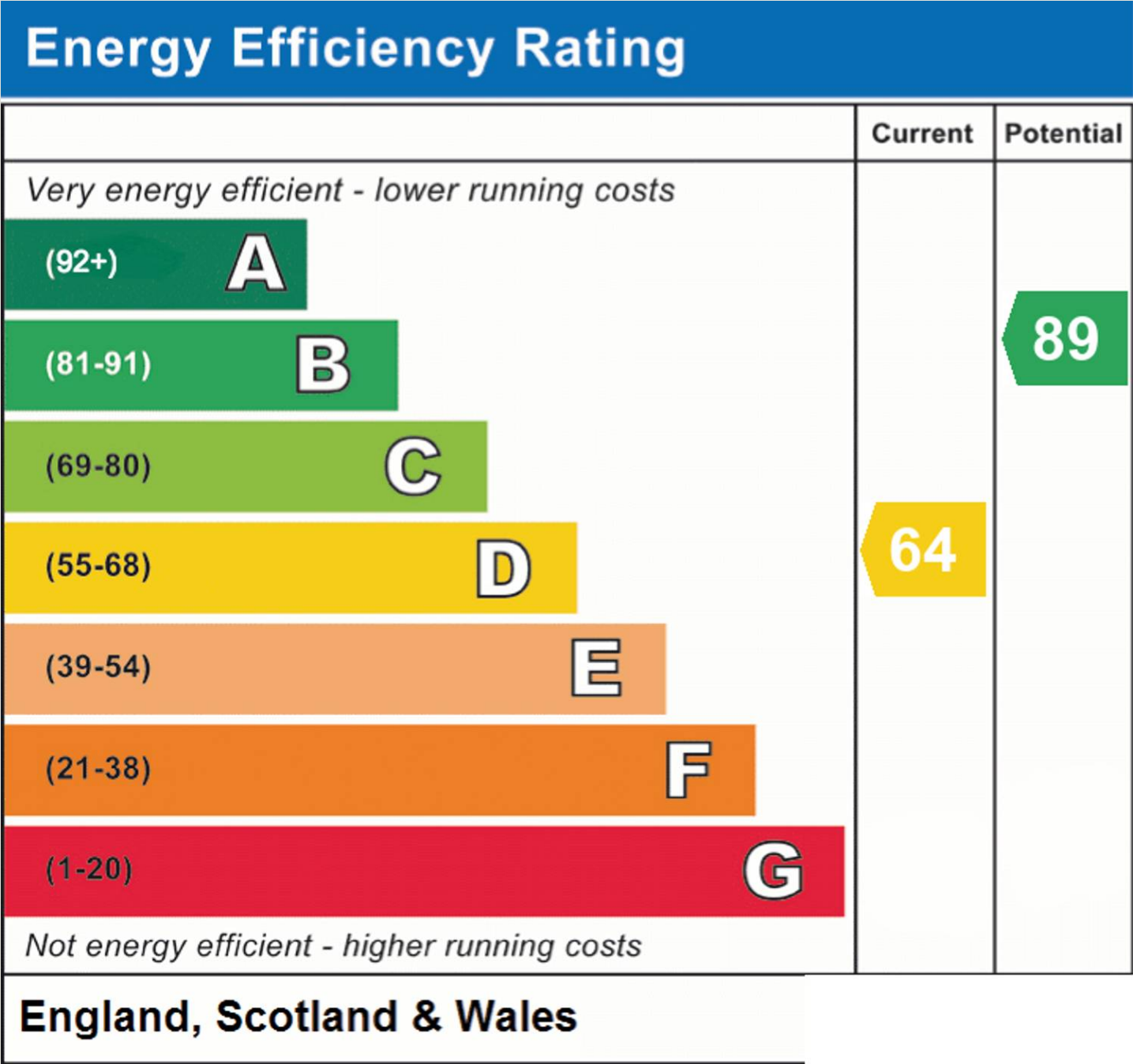
ADDITIONAL INFORMATION

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Services

Mains gas, electricity, water & drainage. Gas central heating, and double glazing installed. 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.





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