



42 Sonnets Way, Cockermouth, CA13 0ZF

Guide Price **£145,000**

PEK

42 Sonnets Way

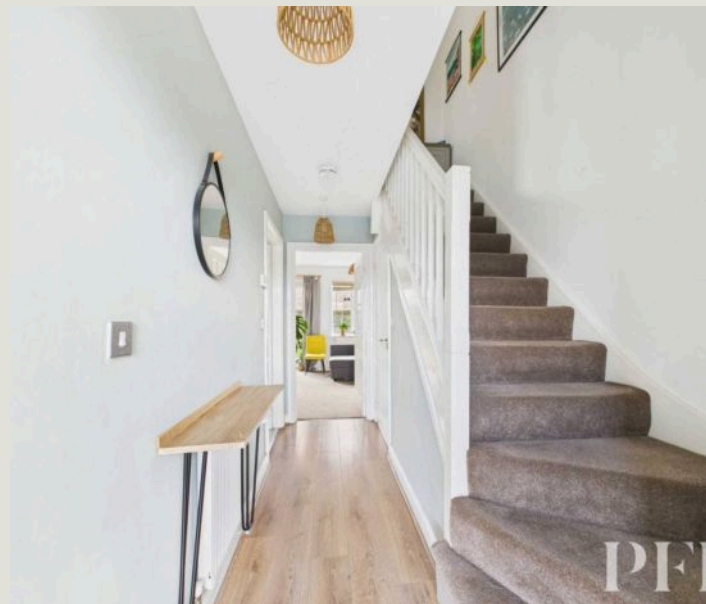
The Property:

42 Sonnets Way is an excellent opportunity for first time buyers to get a foot on the ladder in the highly sought after town of Cockermouth.

Occupying a pleasant position on The Laureates development, built in 2015, this contemporary two bed mid terrace has an enclosed rear garden and driveway parking for two cars. The accommodation briefly comprises entrance hallway, lounge, cloakroom/WC and kitchen to the ground floor with two double bedrooms and three piece bathroom to the first floor.

With a 35% discount off market value, for eligible buyers who meet criteria set by Cumberland Council, this is sure to move quickly, don't miss out on this great home.

For more information on the eligibility criteria, those interested should contact the office for further details.





42 Sonnets Way

Location & directions:

Enjoying a superb location on a popular residential estate on the outskirts of Cockermouth. The property is ideally located for easy access to the A66 for commuting to the west coast employment centres and is within only a short walk to Cockermouth town centre.

Directions

The property can be found on Sonnets Way in The Laureates estate with the postcode CA13 0ZF

- Immaculate two bed mid terrace
- Available at a 35% discounted price for eligible buyers under the Cumberland Council scheme
- Private fenced garden with patio
- Offroad parking for two
- Popular estate
- Fantastic home for FTB
- EPC rating C
- Council Tax Band B
- Tenure Freehold



ACCOMMODATION

Hallway

13' 11" x 3' 5" (4.24m x 1.05m)

Accessed via composite door with double glazed insert, stairs to first floor, WC built in under stairs and separate storage cupboard.

Kitchen

13' 10" x 5' 10" (4.22m x 1.77m)

Front aspect room fitted with a range of base and wall units in a high gloss finish with complementary wood effect counter top. Four burner counter top mounted gas hob with stainless steel splash back, extractor fan over and separate electric oven/grill. Integral fridge and freezer, point for undercounter washing machine. Breakfast bar dining space for two.

Living Room

11' 7" x 11' 11" (3.54m x 3.63m)

Rear aspect room with door to garden, inset gas fire, point for wall mounted TV, built in storage shelving and cupboard.

WC

5' 5" x 3' 0" (1.65m x 0.91m)

WC and wash hand basin with storage cupboard under.

FIRST FLOOR LANDING

4' 6" x 3' 5" (1.36m x 1.05m)

Loft access via hatch.

Bedroom 1

10' 7" x 9' 1" (3.23m x 2.78m)

Front aspect double bedroom with built in storage cupboard and wardrobe.



Bedroom 2

7' 6" x 12' 11" (2.29m x 3.94m)

Rear aspect double bedroom.

Bathroom

7' 0" x 4' 10" (2.14m x 1.47m)

Comprising three piece suite with shower over bath, WC and wash hand basin, tiled walls and floor, vertical heated chrome towel rail.

EXTERNALLY**Garden**

A private rear garden laid to lawn and patio.

Driveway

2 Parking Spaces

Driveway parking for two.



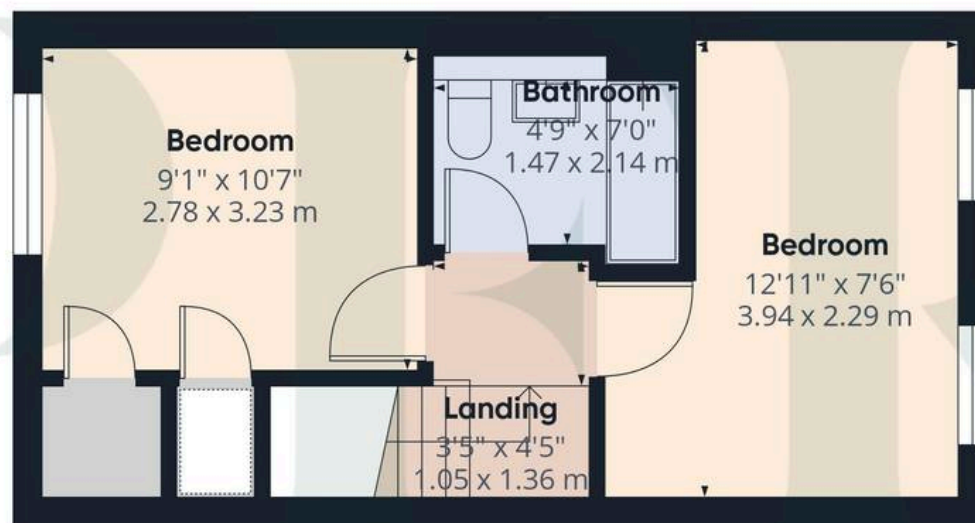


Floor 0

Approximate total area⁽¹⁾

596 ft²

55.4 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.

GIRAFFE360



ADDITIONAL INFORMATION

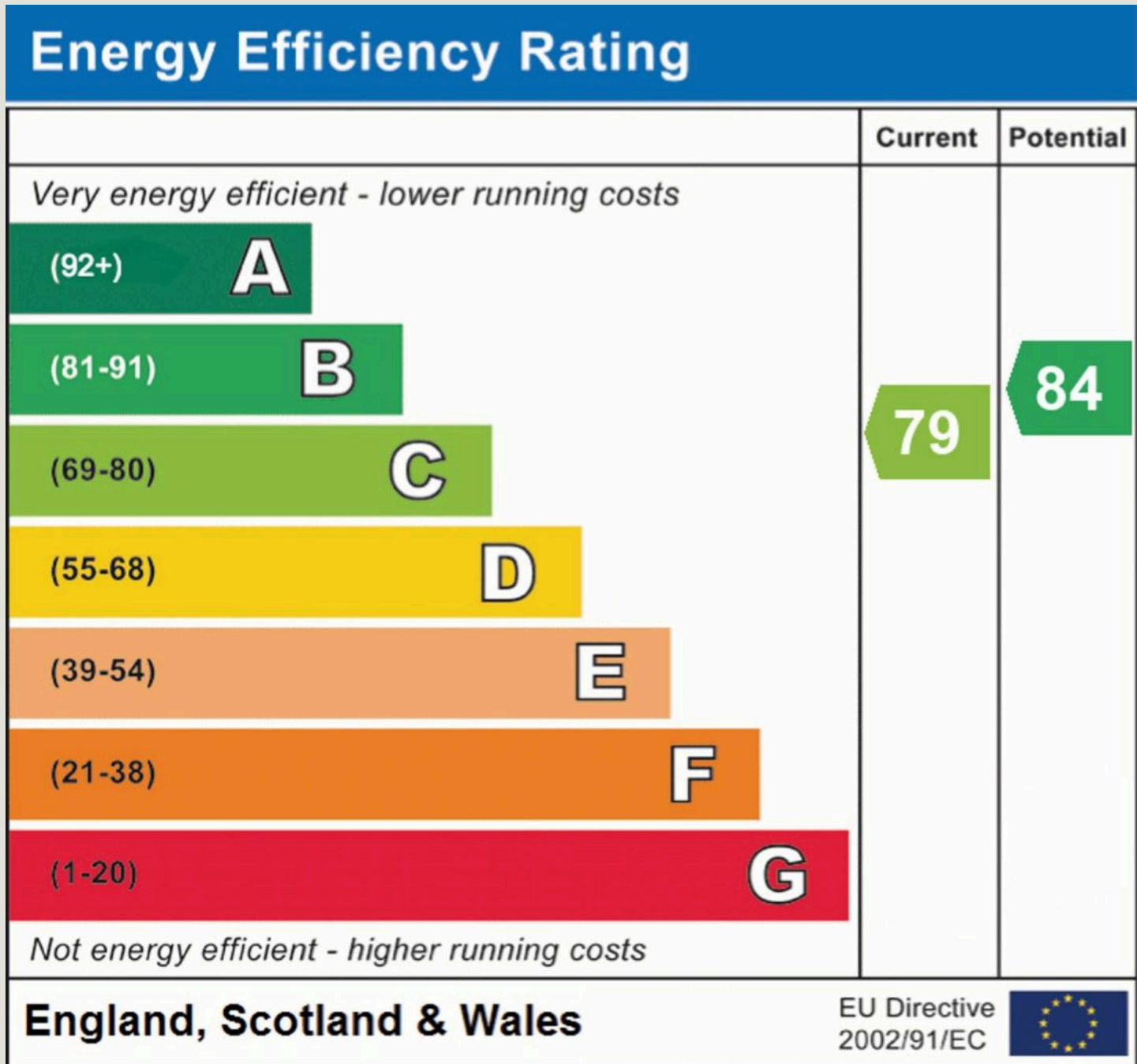
Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

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): £120 to £210 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.
- 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.





PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

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