Riverside Terrace, Cockermouth, CA13 0JE

Price Guide £240,000

Council Tax Band: D

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Welcome to 9 Riverside Terrace, Cockermouth. A three bedroom property located close to Millers pedestrian bridge, and just a few minutes walk to the town centre.

The property has two, off-street parking spaces and additional, secure parking in the detached garage.

Inside, a light and spacious lounge diner extends to the full width of the property, and has plenty of space for a three piece suite, or a couple of sofas, and a dining table. The adjacent sunroom is a significant upgrade from a standard conservatory, and can be used all the year round.

The attractive kitchen has lots of worktop and storage space, as well as an integrated fridge freezer, oven, hob and extractor, and plumbing for a dishwasher and washing machine. A handy ground floor toilet is tucked away in the hallway.

The ground floor features professionally installed, underfloor heating, with radiators upstairs. For peace of mind, the combi-boiler was installed just a year ago, and still benefits from nine years of it's original ten year warrantee.

Upstairs, there are two double bedrooms, each having views of the town across the river, and a good-sized single room. A modern bathroom, complete with a full width shower cubicle, completes the internal accommodation.

Outside, the private, low maintenance garden is a great place to relax, and a lean-to adjacent to the garage provides additional storage. The property has been future-proofed with specialist, flood-defence barriers, and regular insurance premiums apply.

In summary, an immaculately maintained property in a fabulous location. Early viewing is highly recommended.

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Floor Plans: 9 Riverside Terrace, Cockermouth

Not to Scale: Dimensions and layout for guidance only





