



6 Greyrigg Avenue, Cockermouth, CA13 9EJ

Offers Over **£295,000**

PFK

6 Greyrigg Avenue

The Property:

Step inside this beautifully presented three bedroom detached house, thoughtfully designed for modern family living. The heart of the home is a stunning open plan kitchen, dining, and living area, where sleek white kitchen units, slate effect worktops, and integrated appliances set the stage for sociable gatherings and everyday life. The spacious reception flows seamlessly across elegant hardwood flooring, while oversized windows flood the space with natural light. A cosy wood burning stove adds warmth and character, creating an inviting atmosphere for family relaxation or entertaining friends. Each of the three bedrooms is bright and airy, featuring large windows and wooden flooring.

Additional highlights include a contemporary bathroom with modern fixtures, and ample storage solutions to keep everything organised. Every room is bathed in natural light, enhanced by elegant decorative lighting and a neutral palette for easy personalisation. With versatile spaces ideal for a playroom, study, or reading nook, this home offers flexibility to suit your lifestyle. Don't miss the opportunity to secure this exceptional detached house - properties of this quality and style are rarely available and early viewing is highly recommended.



6 Greyrigg Avenue

Location & Directions:

Situated in a highly desirable residential estate on the edge of the market town of Cockermouth in the Borough of Allerdale, and set within the north west fringe of the Lake District National Park. Convenient for the town centre, local schools and excellent amenities such as swimming pool, gymnasiums, two parks which both facilitate riverside walks, and thriving local restaurants and public houses.

Directions

The property can be found under postcode CA13 9EJ

- Three bed detached
- Open plan living & dining area
- Modern kitchen & bathroom
- Popular family friendly estate
- Private garden, garage & driveway parking
- EPC rating D
- Council Tax: Band C
- Tenure: Freehold



ACCOMMODATION

Entrance

6' 7" x 5' 0" (2.00m x 1.53m)

Entrance porch accessed via UPVC double glazed external door, tiled floor, further UPVC glazed door leading to hallway.

Hallway

5' 0" x 3' 9" (1.53m x 1.15m)

Engineered oak flooring, stairs to first floor landing.

Living Area

14' 10" x 11' 10" (4.53m x 3.60m)

Light and airy living area with open plan access to the dining kitchen. Engineered oak flooring, wood burning stove.

Kitchen/Dining Area

12' 0" x 18' 1" (3.65m x 5.51m)

Rear aspect room comprising a range of base and wall units in a white contemporary handleless finish and grey slate effect countertops. Four burner countertop mounted ceramic hob, with separate electric oven and grill, integral fridge, freezer and dishwasher, engineered oak flooring, space for a 6 person dining table.

Utility Room

9' 1" x 5' 1" (2.77m x 1.54m)

Rear aspect room with UPVC door to rear garden and integral access to garage. Fitted with a range of base storage units and complementary countertop, stainless steel sink with mixer tap, and plumbing for washing machine and dryer.

FIRST FLOOR LANDING

Side aspect window, engineered oak flooring, loft access via hatch.



Bedroom 1

13' 4" x 10' 5" (4.06m x 3.17m)

Front aspect double bedroom with engineered oak flooring.

Bedroom 2

10' 6" x 10' 5" (3.21m x 3.18m)

Rear aspect double bedroom with engineered oak flooring.

Bedroom 3

7' 3" x 7' 6" (2.22m x 2.28m)

Front aspect single bedroom with engineered oak flooring and built in storage cupboard.

Bathroom

7' 4" x 7' 2" (2.24m x 2.18m)

Rear aspect room comprising three piece suite with mains powered shower and hand held attachment over the bath, WC and wash hand basin, tiled splashbacks, heated towel rail.

Garage

16' 5" x 9' 3" (5.01m x 2.81m)

Single garage with electric roller door.





EXTERNALLY

Garden

Easy to maintain front garden.

Rear Garden

Private rear garden laid to lawn and gravelled areas, mature perennials and shrubbery.

Garage

Single Garage

Single garage with electric roller door.

Driveway

2 Parking Spaces

Tarmac driveway parking for two cars.





Floor 0

Approximate total area⁽¹⁾

1040 ft²
96.5 m²

Reduced headroom

8 ft²
0.8 m²

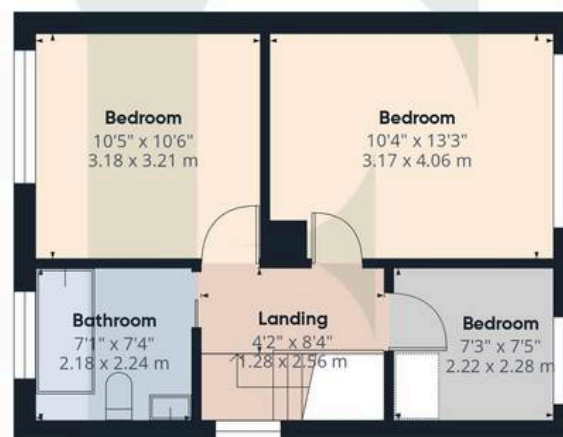
(1) Excluding balconies and terraces

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.

GIRAFFE 360



Floor 1

ADDITIONAL INFORMATION

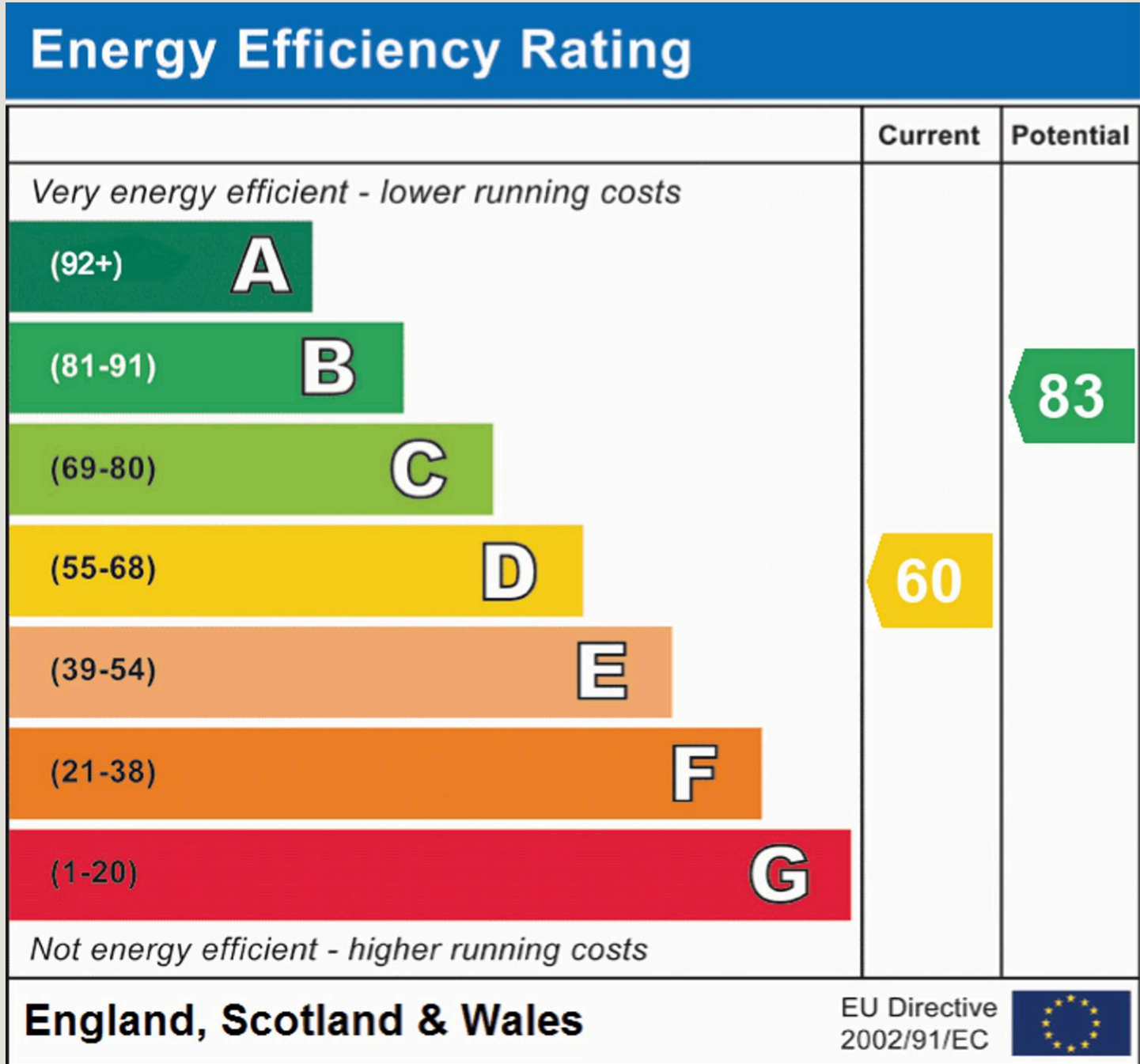
Services

Mains gas, electricity, water & drainage. Gas fired 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.

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.
- EPCs (M & G EPCs Ltd): £25 for EPC
- 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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