



**3 Walker Street, Cockermouth, CA13 0AB**

Guide Price **£230,000**

**PFK**



## 3 Walker Street

### The Property:

This charming, traditional terraced property offers a comfortable and practical home, conveniently located within walking distance of Cockermouth town centre.

The accommodation briefly comprises an entrance hall leading into a cosy lounge with a log burning stove. At the rear, the dining room retains its original tiled flooring and leads through to the kitchen, which is complemented by a separate utility room and WC. On the first floor, there is a bathroom with a three piece suite and two double bedrooms, with stairs leading up to a spacious attic bedroom.

Outside, the property benefits from a good sized patio style garden with raised borders and a variety of shrubs and plants.

A big bonus is that this property comes with no onward buying chain.





## 3 Walker Street

### Location & directions:

Cockermouth is a charming market town on the edge of the western Lake District, known for its historic streets, independent shops, cafes, and local amenities. It offers excellent schools, including the popular Cockermouth School, and is well placed for commuting or exploring the surrounding countryside. The town also provides a range of leisure facilities and is within easy reach of the Lake District's scenic attractions, including Keswick.

### Directions

The property is easily found using postcode CA13 0AB, and is No3. Otherwise, by using what3words location [///tradition.baths.twinkled](https://www.what3words.com/location/tradition.baths.twinkled)

- Traditional terraced home
- Cosy lounge with log stove
- Two bedrooms & attic bedroom
- Patio garden
- Walking distance to town
- Council Tax: Band B
- EPC rating TBC
- Tenure: Freehold





## ACCOMMODATION

### Porch

3' 7" x 3' 1" (1.09m x 0.95m)

Accessed via a characterful wooden front door, with internal wooden door leading into the hall.

### Entrance Hall

12' 2" x 2' 11" (3.71m x 0.88m)

### Lounge

15' 10" x 9' 10" (4.82m x 3.00m)

Cosy lounge with bay window to front and featuring a log burning stove.

### Dining Room

17' 5" x 9' 10" (5.31m x 3.00m)

Featuring original tiled flooring, a feature fireplace, window and skylight to the rear yard, with space for a table seating 6–8, leading into the kitchen.

### Kitchen

9' 9" x 7' 3" (2.98m x 2.20m)

Kitchen with matching wooden base and wall units, 1.5 stainless steel sink with drainer, contrasting work surfaces, tiled splashback, two side windows, large understairs cupboard, and space for white goods.

### Utility

7' 0" x 7' 8" (2.14m x 2.34m)

Housing the boiler, the utility room features a small worktop, additional sink with drainer, space for washer and dryer, and wooden door to the rear yard and also door into the WC.

### WC

2' 5" x 3' 3" (0.74m x 1.00m)



## FIRST FLOOR LANDING

15' 7" x 4' 11" (4.76m x 1.51m)

### Bedroom 1

12' 8" x 13' 1" (3.87m x 4.00m)

Large double bedroom with front facing window and plenty of built in storage.

### Bedroom 2

14' 5" x 7' 10" (4.39m x 2.39m)

Rear facing double bedroom featuring original wall storage cupboards.

### Bathroom

8' 9" x 7' 1" (2.67m x 2.17m)

Modern bathroom with rear facing obscured window, pedestal wash hand basin with mirrored cabinet, WC, bath with shower attachment, partly tiled walls, and laminate flooring.

## SECOND FLOOR

### Attic Bedroom 3

12' 3" x 12' 4" (3.73m x 3.77m)

Attic bedroom with Velux skylight and plenty of eaves storage.

## EXTERNALLY

### Garden

Outside, the property benefits from a good sized patio style garden with raised borders and a variety of shrubs and plants.









Floor 0



Floor 1



Floor 2



## Approximate total area<sup>(1)</sup>

1074 ft<sup>2</sup>

99.7 m<sup>2</sup>

## Reduced headroom

25 ft<sup>2</sup>

2.3 m<sup>2</sup>

(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

### Services

Mains gas, electricity, water & drainage. Gas central heating and mixture of single & 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

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](mailto:cockermouth@pfk.co.uk)

[www.pfk.co.uk/](http://www.pfk.co.uk/)

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