



12 Pinfold Close, Cockermouth, CA13 9JW

Guide Price £190,000

PFK

12 Pinfold Close

The Property:

Step inside this inviting three bedroom end of terrace house, where modern style meets comfortable family living. The heart of the home is a contemporary kitchen, complete with integrated appliances and plenty of worktop space for cooking up family meals. Sunlight pours through generous windows, illuminating the airy living spaces and highlighting the warmth of the wood burning stove – a perfect spot for cosy evenings together. Three well proportioned bedrooms offer built-in storage solutions, while the sleek bathroom features a stylish subway tile design. Throughout the home, thoughtful touches and quality finishes create a welcoming atmosphere that's ready for you to move straight in.

Outside, you'll find a front area finished with decorative chippings, offering low maintenance appeal and the potential for convenient offroad parking (subject to the appropriate permissions). The rear garden is a true haven, featuring a generous patio for alfresco dining, a lawned area for children to play, and mature conifers and shrubs that provide privacy and year round greenery. There's also a handy storage shed and gated side access, making garden care and storage a breeze. On street parking is available at the front, ensuring practicality for family and guests alike. Early viewing is highly recommended, as this charming home is expected to attract strong interest.





12 Pinfold Close

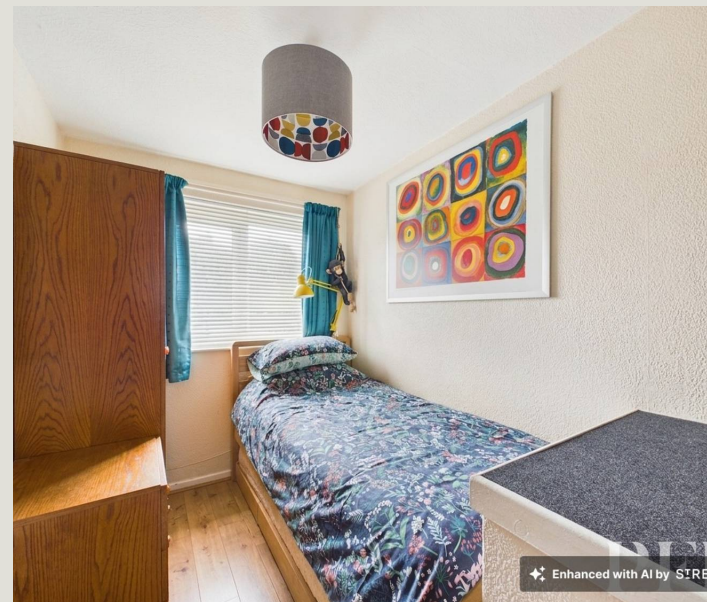
Location & Directions:

Convenient for the town centre, local schools and amenities, such as swimming pools, gymnasiums, two parks which both offer riverside walks, and thriving local restaurants and public houses.

DIRECTIONS

The property can be found under postcode CA13 9JW

- Three bed end terrace
- Popular off town centre estate
- Modern dining kitchen
- Close to local schools
- Generous rear garden
- EPC rating C
- Council Tax: Band A
- Tenure: Long Leasehold



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ACCOMMODATION

Hallway

4' 8" x 3' 4" (1.43m x 1.02m)

Accessed via composite door with glazed inserts, stairs to first floor landing, oak internal door with glazed inserts leading to lounge.

Living Room

13' 2" x 12' 0" (4.01m x 3.67m)

Front aspect room with multi fuel stove in recessed fireplace and slate hearth, point for TV. Laminate flooring, partial wood panelled walls.

Kitchen

15' 5" x 9' 9" (4.69m x 2.97m)

Rear aspect room comprising a contemporary kitchen with a range of base units in a white high gloss finish and complementary dark wood effect countertop, stainless steel sink with drainage board and Quooker instant boiling water tap, countertop mounted ceramic hob with separate electric oven/grill. Integral fridge, and freezer, corner bench seat, wall mounted gas boiler, built in storage units and understairs storage cupboard.

FIRST FLOOR LANDING

6' 8" x 6' 5" (2.02m x 1.95m)

Point for telephone and broadband, loft access via hatch.

Bedroom 1

10' 6" x 6' 3" (3.21m x 1.91m)

Front aspect double bedroom with built in storage cupboard and point for TV.

Bedroom 2

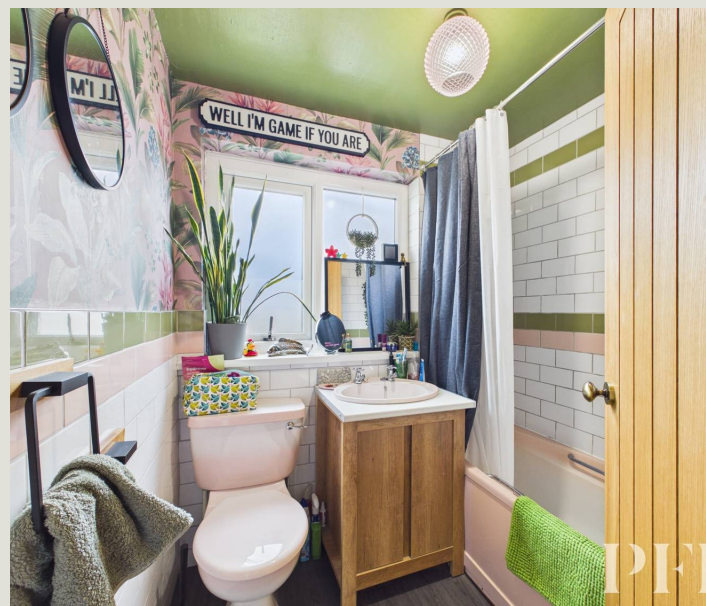
13' 7" x 8' 10" (4.13m x 2.69m)

Rear aspect double bedroom.

Bedroom 3

9' 5" x 8' 8" (2.87m x 2.63m)

Front aspect single bedroom.





Bathroom

6' 4" x 5' 5" (1.93m x 1.65m)

Rear aspect room comprising three piece suite; bath with shower over, WC and wash hand basin with built in storage unit, heated towel rail, tiled splash backs.

EXTERNALLY

Front Garden

To the front of the property is a low maintenance decorative chipped area which affords the opportunity for offroad parking, subject to the appropriate permissions

Rear Garden

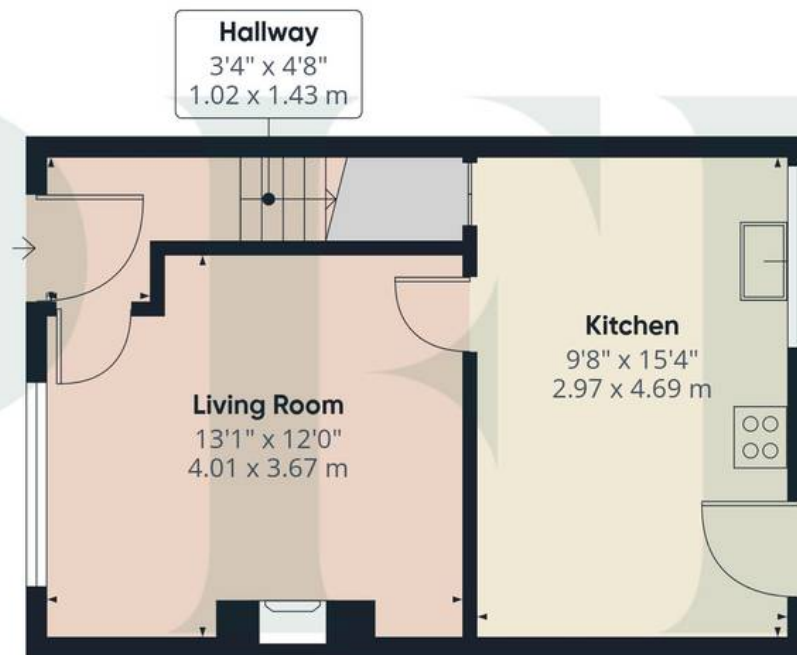
A low maintenance rear garden area laid to patio and lawned areas, mature conifers and shrubbery, and gated access to the side of the property.

On street

1 Parking Space

On street parking is available to the front of the property.



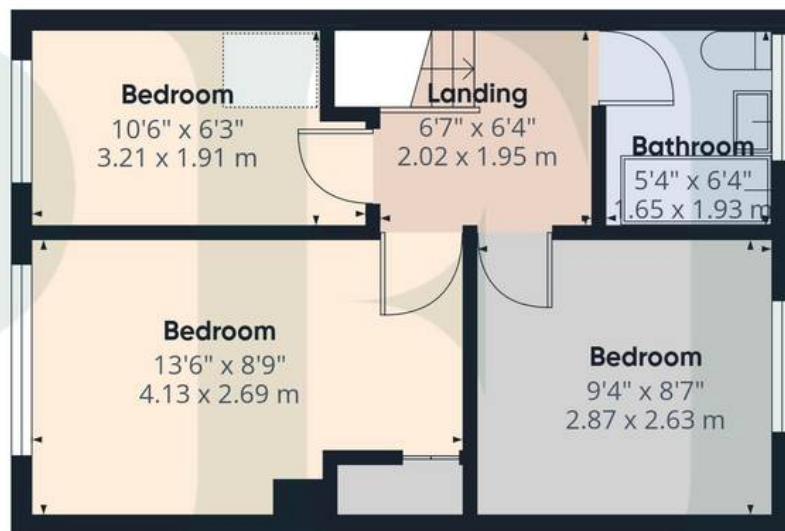


Floor 0

Approximate total area⁽¹⁾

664 ft²

61.6 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.

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ADDITIONAL INFORMATION

SERVICES

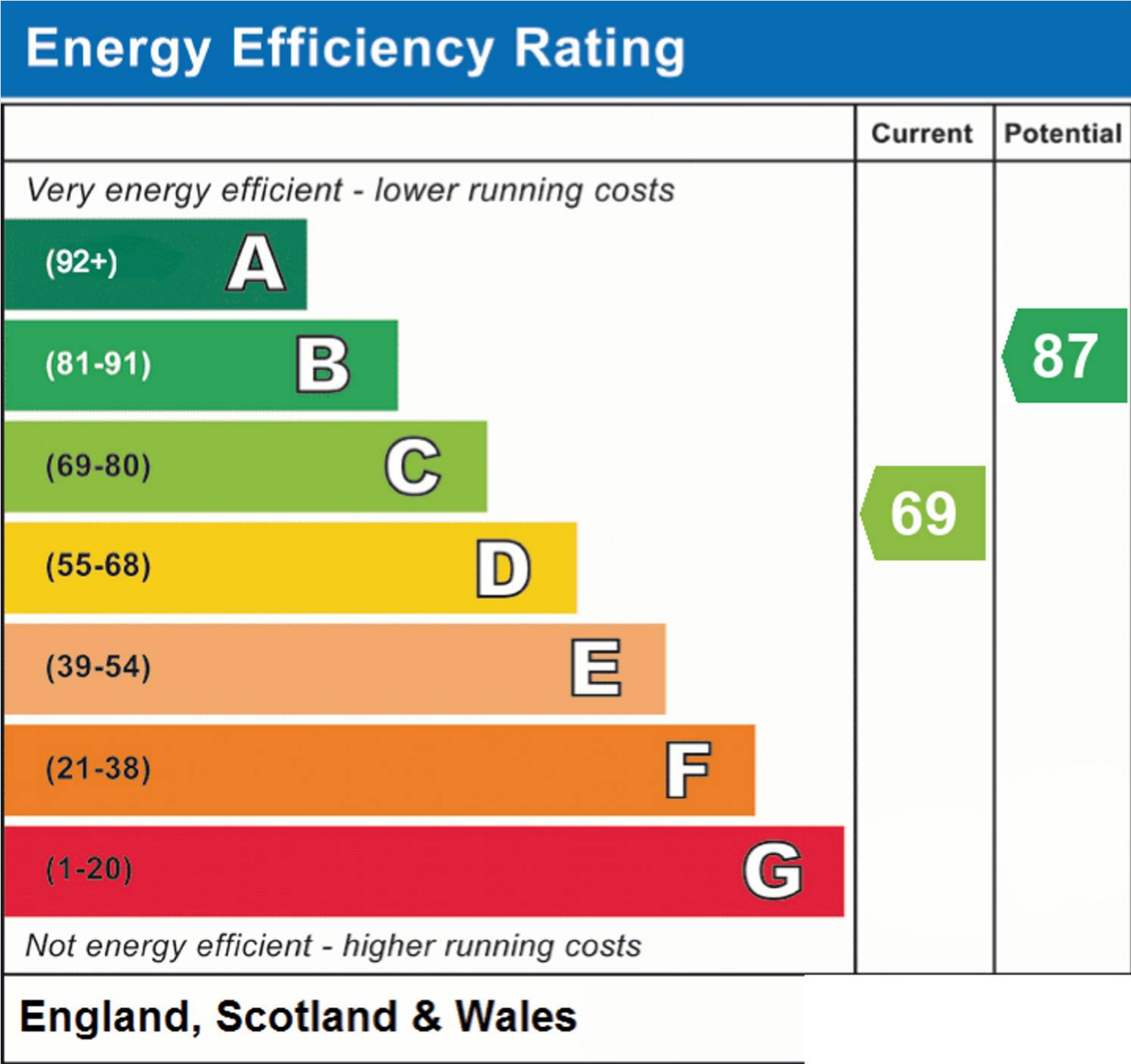
Mains gas, electricity, water & drainage. Electric heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

REFERRAL FEE DISCLOSURE

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LEASEHOLD DETAILS

Property is a long term leasehold of 999 years from 1811.





PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

PFK

