



44 Gable Avenue, Cockermouth, CA13 9BU

Guide Price £280,000

PFK

# 44 Gable Avenue

## The Property:

This delightful detached house offers an exceptional blend of modern comfort and inviting family living, featuring three spacious bedrooms, a contemporary bathroom, and two versatile reception rooms. The heart of the home is a bright, modern kitchen with sleek units and complemented by stylish laminate flooring and elegant glass panel doors. The generously proportioned living rooms boast a cosy fireplace, large window that bathe the rooms in natural light, and attractive wooden flooring, creating warm and sociable space perfect for relaxation or entertaining.

Further enhancing the home's appeal is a bright sun room with solid roof and modern flooring, offering direct access to a beautifully maintained, spacious garden complete with a decked area - ideal for outdoor dining or family gatherings. Practical features such as built-in bedroom storage, a detached garage, and driveway parking provide everyday convenience. The modern décor, abundance of natural light, and thoughtful layout make this property ideal for families seeking both style and functionality. Early viewing is highly recommended, as this wonderful home is expected to attract considerable interest.





## 44 Gable Avenue

### Location & directions:

Situated on the ever popular Gable Avenue, enjoying an edge of town location yet only a short drive or walk to Cockermouth town centre and all its main services and amenities. Bars, restaurants, cafes, supermarkets, a range of independent shops, doctors surgeries and dentists, highly rated local primary and secondary schools are only a short walk away as is Cockermouth's leisure centre and swimming pool.

### Directions

The property can be found under postcode CA13 9BU



- **Extended three bed detached**
- **Modern kitchen & bathroom**
- **Large sun room**
- **Popular part of Cockermouth**
- **Offroad parking & garage**
- **Sun trap garden with decking**
- **EPC rating C**
- **Council Tax Band C**
- **Tenure: Freehold**

## ACCOMMODATION

### Entrance Hall

4' 5" x 5' 2" (1.34m x 1.58m)

Accessed via UPVC door with glazed insert, decorative coving, stairs to first floor landing.

### Living Room

12' 4" x 11' 8" (3.76m x 3.55m)

Front aspect room with contemporary bay style window and seat. Coal effect gas fire in granite hearth and surround, laminate flooring, point for TV, telephone and broadband. Wooden double internal doors leading to kitchen

### Kitchen

7' 9" x 15' 0" (2.37m x 4.57m)

Contemporary kitchen fitted with a range of base and wall units in a light grey shaker style finish and complementary stone countertops. 1.5 bowl stainless steel sink with drainage board and mixer tap, four burner countertop mounted gas hob with extractor fan over and separate electric oven/grill. Wall mounted shelving, spot lighting, laminate flooring.

### Sunroom

12' 11" x 15' 3" (3.94m x 4.64m)

Dual aspect room with French doors to garden and solid pitched roof creating a usable space throughout the year, offering flexible usage as a dining room or extra reception room.

### FIRST FLOOR LANDING

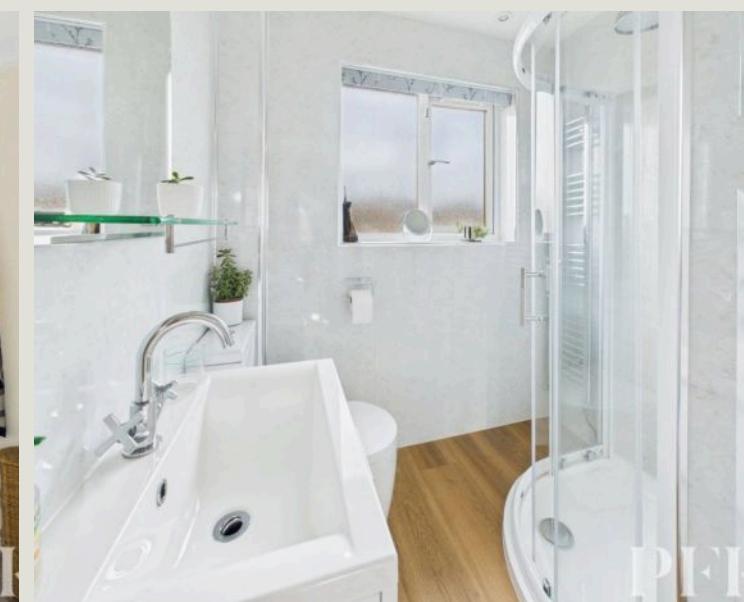
5' 3" x 4' 5" (1.59m x 1.34m)

Loft access via dropdown hatch, built in storage cupboard.

### Bedroom 1

8' 7" x 8' 7" (2.61m x 2.61m)

Front aspect double bedroom.





### Bedroom 2

9' 11" x 8' 8" (3.01m x 2.65m)

Rear aspect double bedroom with built in wardrobes.

### Bedroom 3

7' 2" x 6' 2" (2.19m x 1.89m)

Rear aspect single bedroom.

### Bathroom

4' 3" x 6' 2" (1.29m x 1.89m)

Recently installed three piece suite with corner shower cubicle, WC and wash hand basin with built in storage. Vertical heated towel rail and storage alcoves.

## EXTERNALLY

### Front Garden

Lawned front garden with paved walkway and steps.

### Rear Garden

Well maintained lawned garden with patio and decking area.

### Driveway

2 Parking Spaces

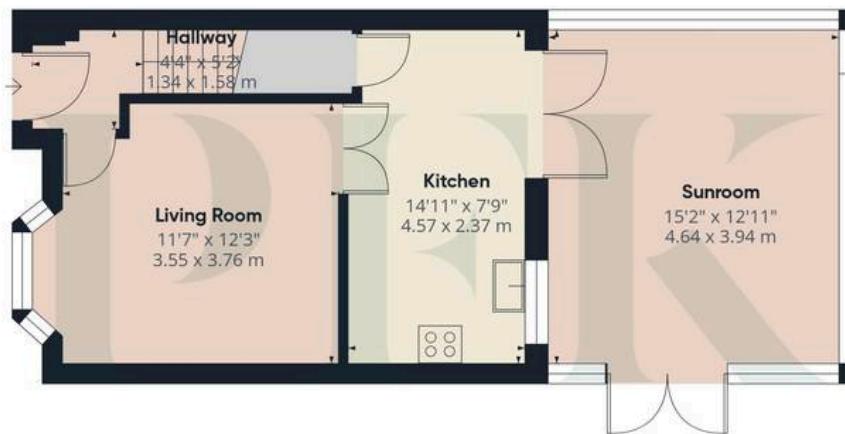
Two car block paved driveway.

### Garage

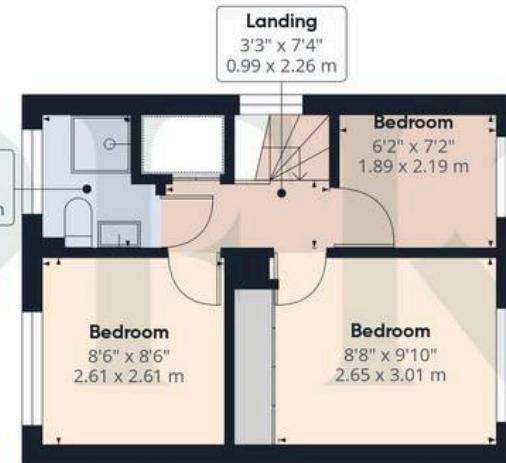
Single Garage

Detached garage can provide parking for one car and has utility points.





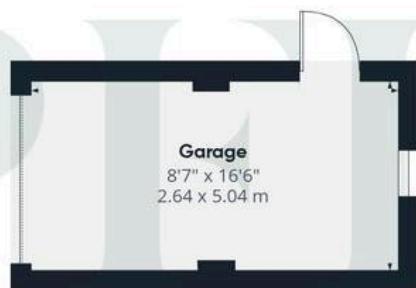
Floor 0 Building 1



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

922 ft<sup>2</sup>

85.7 m<sup>2</sup>



Floor 0 Building 2

(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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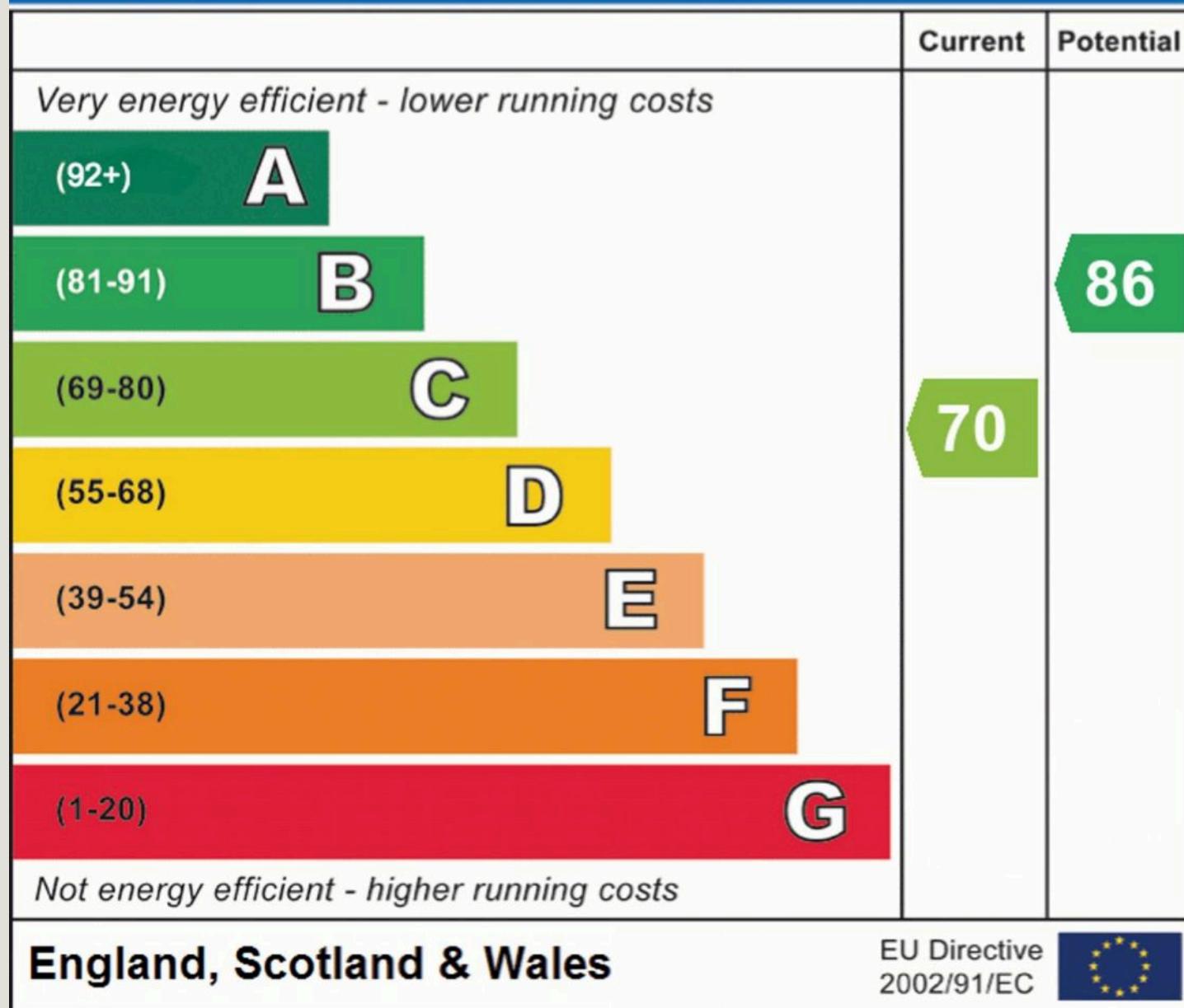
**Services**

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

PKF 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, PKF may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens 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.

# Energy Efficiency Rating





## PFK Estate Agency Cockermouth

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