

Crown Street, Cockermouth, CA13 0EX

£160,000

Council Tax Band: A



Affordable, town centre living in this lovely cottage, with two double bedrooms and a private garden with views of the river.

The cafes, bars, shops and town centre amenities are all within a couple of minutes walk from this very special property. The free residents' parking permits will allow you to park up the car(s) and simply enjoy the town.

The lounge features a professionally installed, woodburning stove, perfect for cosy nights in. The stove complements a fully serviced, gas central heating system. The large kitchen diner has lots of storage and worktop space, and the adjacent utility room houses the laundry appliances and fridge freezer.

Upstairs, there are two, proper double bedrooms, with the rear room enjoying lovely views of the river and park beyond. The modern, tiled bathroom features a shower-over-bath suite. An impressive, boarded loft space provides lots of additional storage space.

Outside, a small, low maintenance garden is the perfect place to relax with a coffee or a glass of wine.

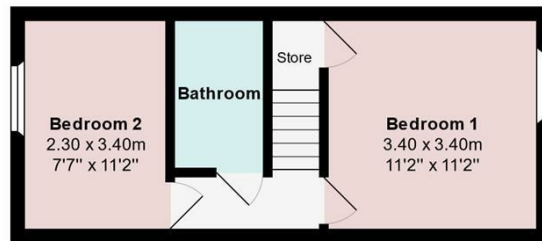
In summary, a lovely cottage that offers practical, and affordable town centre living.



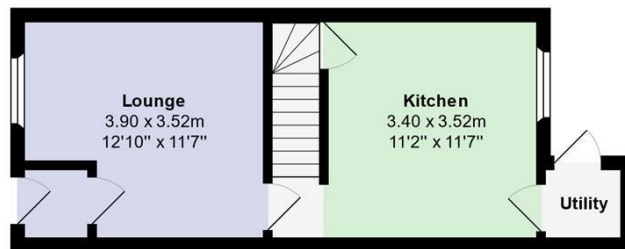
Open House West Cumbria

Floor Plans: 22 Crown Street, Cockermouth

Not to Scale: Dimensions and layout for guidance only



First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	