



**12 Leconfield Street, Cleator Moor, CA25 5QQ**

Guide Price **£110,000**

**PFK**

## 12 Leconfield Street

### The Property:

A well presented two bedroom end terrace house, ideally situated within easy reach of local amenities. The property offers two reception rooms with double doors between them, creating a flexible living and dining space. To the rear is a modern kitchen, family bathroom and a useful side porch.

To the first floor are two well proportioned bedrooms, together with an additional room which would make an ideal home office, nursery or dressing room.

Externally, the property benefits from a low maintenance rear garden with a shed/summer house, together with offroad parking to the front.

The property has also benefitted from a full electrical rewire, completed in the summer of 2026, providing added peace of mind for prospective purchasers.

- **Boasts two versatile reception rooms**
- **Two bright bedrooms**
- **Low maintenance outdoor space**
- **Central location close to amenities**
- **EPC Rating C**
- **Council Tax Band A**
- **Fully re-wired**
- **Tenure: Freehold**





## 12 Leconfield Street

### Location & Directions:

Cleator Moor is a small town in west Cumbria with a strong industrial heritage and a close knit community feel. It developed rapidly in the 19th century around iron ore mining, coal, and steel production, attracting workers from across the UK and Ireland - earning it the nickname "Little Ireland." Today, it's a town of around 6,500 - 7,000 people, set beneath Dent Fell and on the edge of the Lake District, giving it easy access to both countryside and the coast. Although the heavy industries have long since declined, Cleator Moor remains a practical, affordable place to live with a strong sense of community, local amenities, and ongoing regeneration. It's often seen as a gateway to the western Lake District, with good access to places like Ennerdale and Whitehaven.



### Directions

The property can easily be located on Leconfield Street, and it is number 12, easily found by using postcode CA25 5QQ.

## ACCOMMODATION

### Lounge

21' 1" x 11' 0" (6.43m x 3.35m)

### Dining Room

15' 3" x 8' 5" (4.65m x 2.57m)

### Kitchen

7' 11" x 10' 0" (2.41m x 3.05m)

### Bathroom

4' 4" x 8' 4" (1.32m x 2.54m)

### Side Porch

## FIRST FLOOR

### Bedroom 1

8' 6" x 11' 7" (2.59m x 3.53m)

### Bedroom 2

6' 0" x 9' 2" (1.83m x 2.79m)

### Office/Dressing Room/Bedroom

6' 5" x 6' 2" (1.96m x 1.88m)

## EXTERNALLY

### Garden

Low maintenance outside space that is easy to look after, with a shed/summer house providing useful storage.

### Driveway

1 Parking Space.





Ground Floor



Floor 1

**ADDITIONAL INFORMATION**

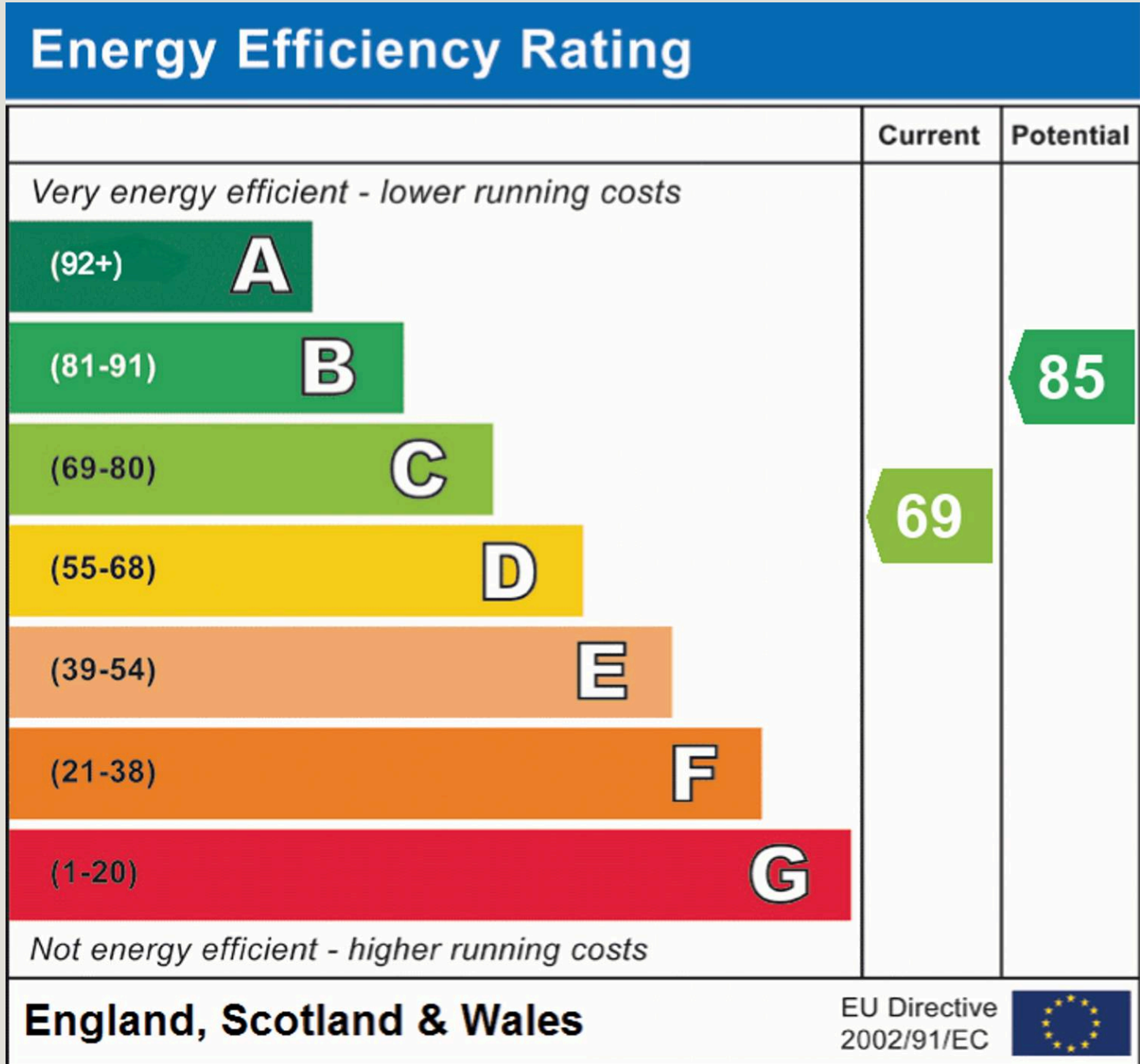
**Services**

Mains water & drainage. Gas central heating & 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, Beyond Conveyancing Ltd): £120 to £240 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





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