



Cockermouth

Park End, Rubby Banks Road, Cockermouth, CA13 0DT

A substantial individual style modern detached house constructed in 2003 and most conveniently situated under one mile from Cockermouth town centre on a tranquil side road overlooking mature woodland by the river Cocker. Internal viewing is recommended.

Offers over £695,000

Quick Overview

Substantial individual style modern detached house constructed in 2003
Tranquil side road location overlooking mature woodland by the river Cocker
Under one mile from Cockermouth town centre
Approximately 2,125 square feet of accommodation
Four bedrooms and two bath / shower rooms
Living room, open plan dining kitchen and adjoining sitting room
Large boarded loft
Front forecourt and mature rear garden
Extensive on-site parking areas
Detached double garage

Property Reference: KW0588



4



2



2



TBC



Ultrafast
Broadband
Available



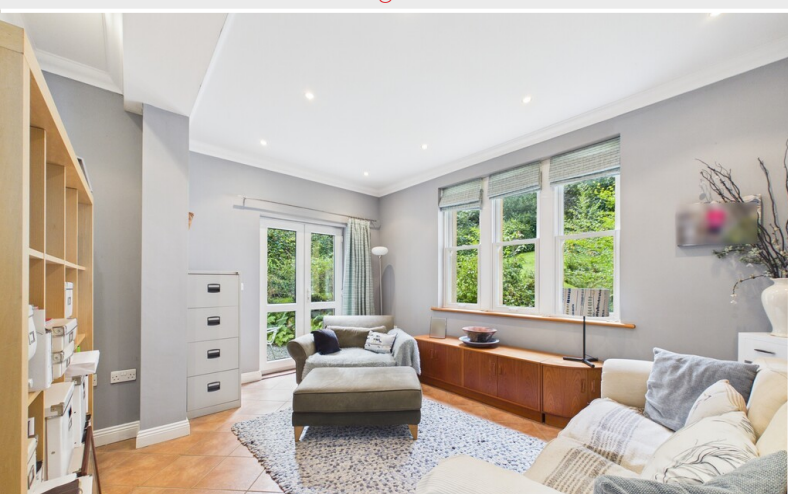
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Living Room



Sitting Room



Sitting Room



Dining Kitchen

Accommodation

Ground Floor:

Entrance Hall | Inner Hall | WC | Living Room | Dining Kitchen | Sitting Room | Utility Room

First Floor:

Landing | Bedroom 1 / En-suite Shower Room | Bedroom 2 | Bedroom 3 | Bedroom 4 | Bathroom

Expansive Attic Room

Outside:

Front Forecourt | Side Driveway | Mature Rear Garden | Detached Double Garage

Services

Mains water, electricity, gas and drainage. Gas central heating.

Tenure

Freehold.

Council Tax

Band F.

Viewing

By appointment with Hackney & Leigh's Keswick office.

Directions

From Main Street in Cockermouth town centre proceed onto Station Steet and turn first left after Lorton Street onto New Road. Continue ahead until you turn right onto Rubby Banks Road.



Living Room



Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

What3words

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Price

Offers over £695,000 are invited for consideration.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60 (inc. VAT) per individual or £50 (inc. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (inc. VAT).



Setting



Garden



Garden



Driveway

[Request a Viewing Online](#) or Call 01768 741741

Meet the Team

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Viewings available 7 days a week
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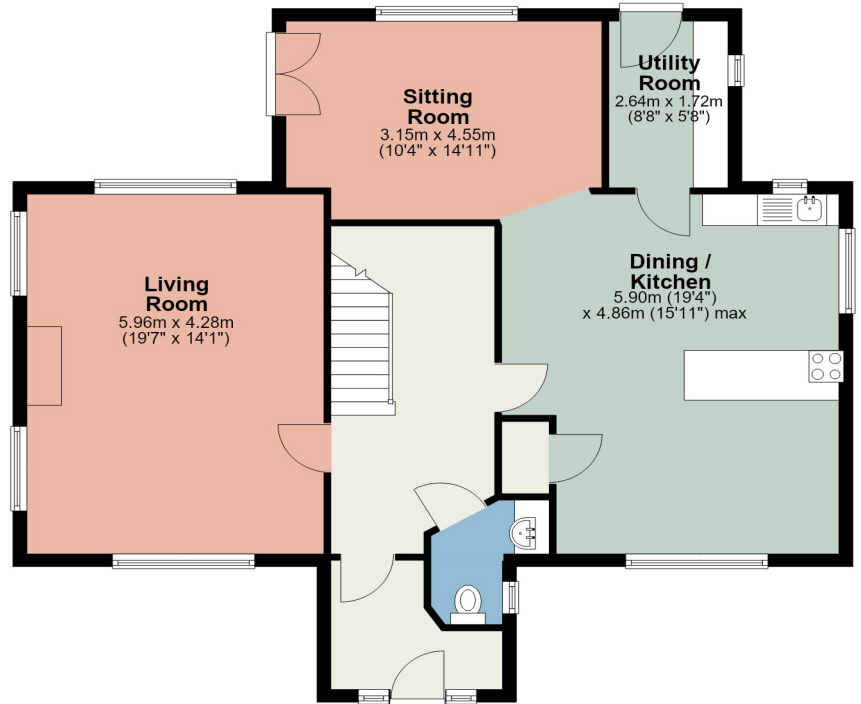
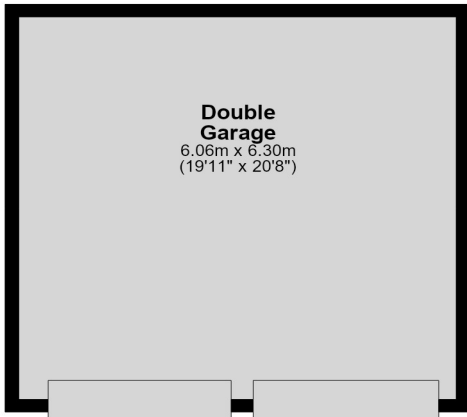
Hackney & Leigh Ltd 11 Bank Street, Keswick, Cumbria, CA12 5JY | Email: keswicksales@hackney-leigh.co.uk

Ground Floor

Approx. 77.5 sq. metres (833.7 sq. feet)
(excluding unnamed room)

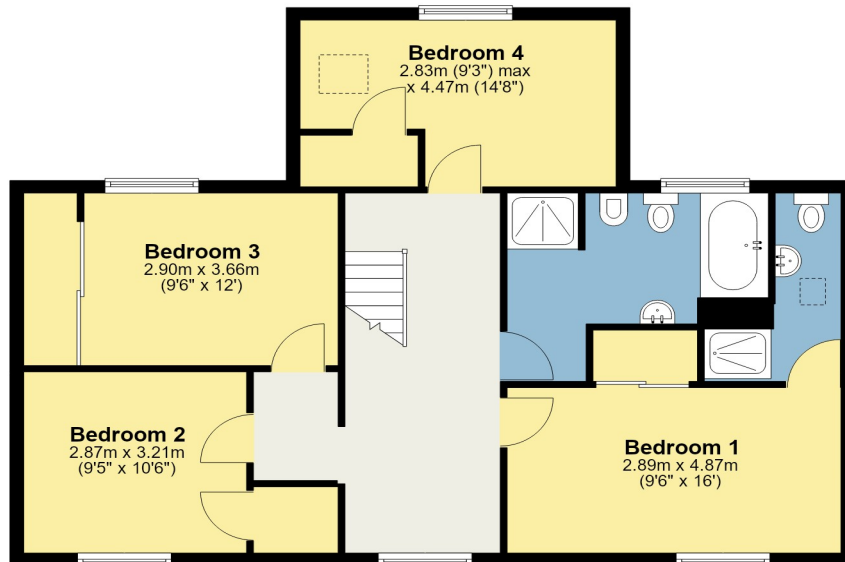
Double Garage

Approx. 38.2 sq. metres (410.9 sq. feet)



First Floor

Approx. 81.7 sq. metres (879.8 sq. feet)



Total area: approx. 197.4 sq. metres (2124.5 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

Park End, Rubby Banks Road, Cockermouth

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