



**37 Mayo Park, Cockermouth, CA13 0BJ**

Guide Price **£295,000**

**PFK**



## 37 Mayo Park

### The Property:

A comfortable and spacious three bed semi detached, tucked away in a quiet cul-de-sac on the popular Mayo Park estate, just a short walk to Cockermouth town centre, and perfect for a growing family with potential to extend subject to planning permission.

37 Mayo Park boasts well proportioned light filled accommodation comprising lounge-dining room with space for an 8 person table, sun room, kitchen utility room with integral access to the garage, downstairs cloakroom, two double bedrooms- one with fitted wardrobes, single bedroom and bathroom with corner shower cubicle.

Externally there is off road parking on the driveway, an integral garage and a large private rear garden.

The perfect combination of location, space and potential for further extension, this is bound to be popular so an early inspection is a must to avoid missing out.

- **Three bed semi detached**
- **Parking, integral garage and private garden**
- **Sun room**
- **Sought after estate**
- **No onward chain**
- **EPC rating C**
- **Council Tax Band C**
- **Tenure: Freehold**







## 37 Mayo Park

### Location & directions:

Cockermouth is a charming market town located in Cumbria, on the edge of the Lake District National Park. Situated at the confluence of the river Cocker and river Derwent, it offers easy access to both the natural beauty of the Lakes and the convenience of nearby towns. Cockermouth is approximately 10 miles from the west coast and about 15 miles from the bustling town of Keswick. With its rich history, local amenities, and excellent transport links, it's a desirable location for both rural living and outdoor enthusiasts.

### Directions

The property can be found under post code CA13 0BJ and is at the end of the second cul-de-sac on Mayo Park.





## ACCOMMODATION

### Living Room

14' 2" x 12' 1" (4.32m x 3.68m)

Front aspect room with decorative coving, point for TV, gas fire in granite hearth, open plan access into dining room.

### Dining Room

9' 7" x 9' 6" (2.93m x 2.90m)

Rear aspect room with decorative coving, space for an 8 person table, serving hatch to kitchen and sliding door to sun room.

### Sunroom

7' 8" x 9' 9" (2.33m x 2.98m)

Tiled floor, French doors to garden.

### Kitchen

9' 7" x 9' 3" (2.91m x 2.82m)

Rear aspect room fitted with a range of base and wall units in a light wood effect finish with complementary granite effect counter tops and tiled splashbacks. Point for freestanding gas cooker, 1.5 bowl stainless steel sink with drainage board and mixer tap, plumbing for undercounter dish washer, space for freestanding fridge freezer, tiled walls.

### Utility Room

5' 2" x 6' 3" (1.58m x 1.90m)

Rear aspect room with wooden external door leading to garden, plumbing for washing machine, wall mounted shelving, storage cupboards, door to integral garage.

### Cloakroom/WC

6' 3" x 2' 9" (1.91m x 0.84m)

Rear aspect room with WC and wash hand basin in storage unit.





### FIRST FLOOR LANDING

10' 9" x 6' 5" (3.27m x 1.95m)

Side aspect window, built in storage cupboard, loft access via hatch.

### Bedroom 1

12' 0" x 10' 8" (3.65m x 3.24m)

Front aspect double bedroom with built in wardrobes.

### Bedroom 2

10' 4" x 12' 8" (3.14m x 3.86m)

Rear aspect double bedroom.

### Bedroom 3

7' 7" x 8' 5" (2.30m x 2.57m)

Front aspect single bedroom.

### Bathroom

6' 6" x 4' 7" (1.97m x 1.39m)

Rear aspect room with corner shower cubicle and mains shower, WC and wash hand basin. Tiled walls and floor.







## EXTERNALLY

### Rear Garden

Laid to patio and lawn with mature trees and shrubbery borders.

### Front Garden

Easy to maintain front garden area.

### Driveway

1 Parking Space

Driveway parking for one car

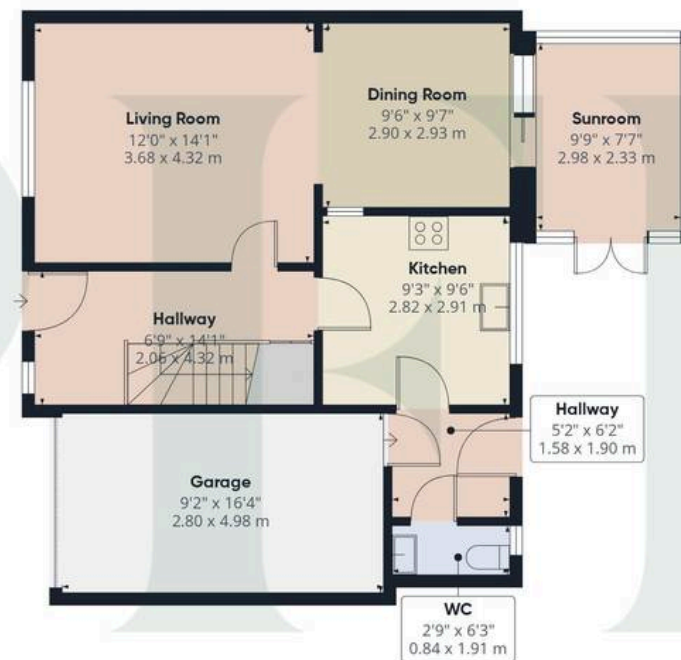
### Garage

15' 1" x 9' 2" (4.60m x 2.80m)

Single garage with electric roll up door.







Floor 0

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

1152 ft<sup>2</sup>

107.1 m<sup>2</sup>



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.

GIRAFFE360

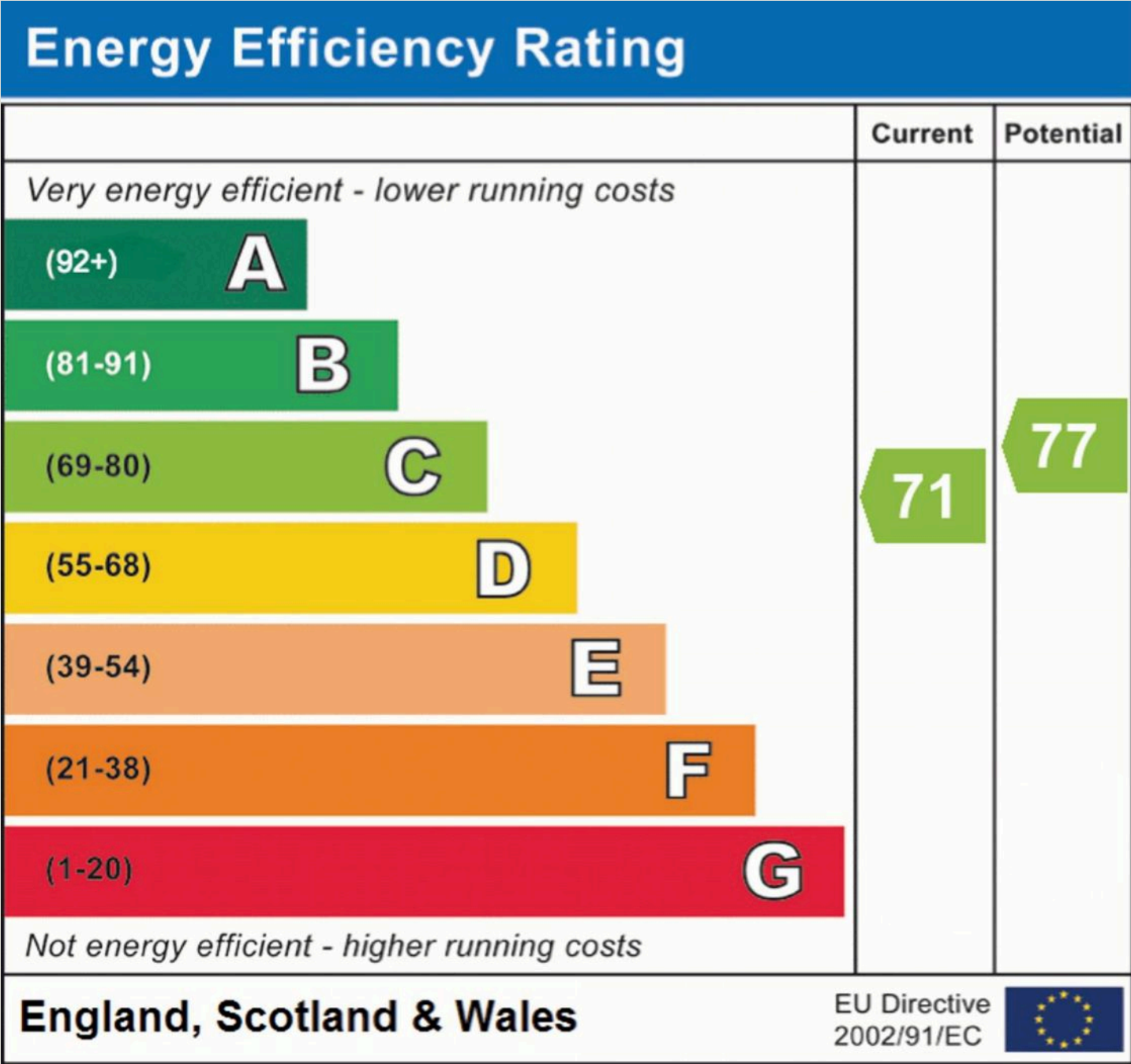
ADDITIONAL INFORMATION

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 (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase 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.

Services

Mains gas, electricity, water & drainage. gas central heating with boiler installed in 2024 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.







## PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

[cockermouth@pfk.co.uk](mailto:cockermouth@pfk.co.uk)

[www.pfk.co.uk/](http://www.pfk.co.uk/)

# PFK

