24 Walker Street, Cockermouth, CA13 0AB

Guide Price £220,000

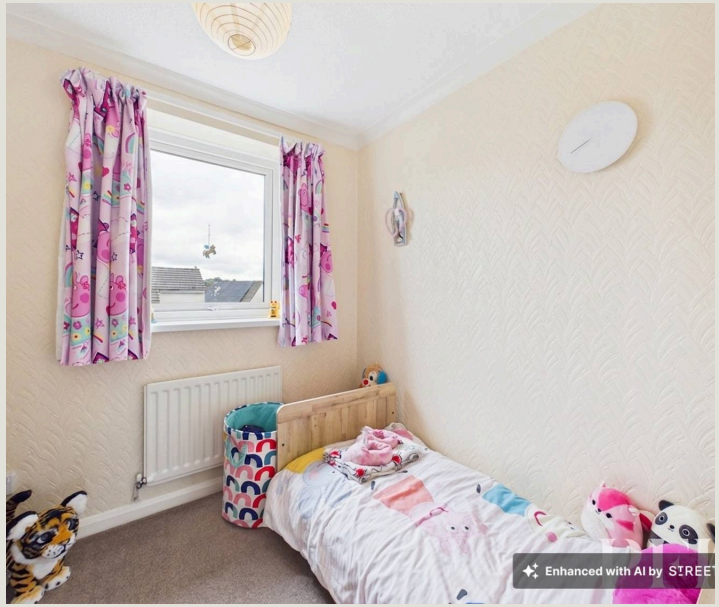
PFK

24 Walker Street

The Property:

Offered for sale with **no onward chain**, this three bedroom end terrace home is situated in a popular residential area of Cockermouth, within easy walking distance of the town centre and its wide range of amenities. The accommodation briefly comprises an entrance hall, a spacious lounge, a dining kitchen, three bedrooms, and a family bathroom. Externally, the property benefits from gardens to the front and rear, together with a separate garage and offroad parking.

- **3 bedroom end terrace home**
- **Popular Cockermouth residential location**
- **Walking distance to town centre amenities**
- **Lounge, dining kitchen & family bathroom**
- **Front & rear gardens**
- **Garage & offroad parking**
- **EPC rating C**
- **Council Tax: Band B**
- **Tenure: Freehold**



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Location & Directions:

Cockermouth is a sought after Georgian market town on the edge of the Lake District National Park, offering an excellent range of independent shops, cafés, restaurants, supermarkets, and leisure facilities. The town is well regarded for its schools, rich history, and picturesque setting at the meeting point of the rivers Cocker and Derwent. With easy access to the A66, Cockermouth provides convenient links to Keswick, Workington, Carlisle, and west Cumbria, making it an ideal location for both families and commuters.

Directions

The property can easily be located on Walker Street, using the postcode CA13 0AB, and is clearly identifiable by the PFK for sale board displayed at the front of the property.

ACCOMMODATION

Entrance Hall
4' 7" x 5' 11" (1.39m x 1.81m)

Lounge
13' 3" x 13' 3" (4.04m x 4.05m)

Dining Kitchen
16' 5" x 9' 2" (5.00m x 2.80m)
Fitted with a range of wall and base units incorporating a stainless steel sink and drainer, gas hob, and integrated oven. Plumbing for a washing machine. There is ample space for a four seater dining table, making this an ideal kitchen/diner. Two double glazed windows to the rear elevation provide plenty of natural light. Useful understairs storage cupboard and a door leading out to the rear garden.

FIRST FLOOR LANDING
3' 1" x 10' 6" (0.95m x 3.19m)
with built in cupboard.

Bedroom 1
8' 10" x 12' 1" (2.69m x 3.69m)
Front facing double bedroom with storage cupboard.

Bedroom 2
9' 7" x 9' 2" (2.93m x 2.79m)
Rear facing double bedroom with storage cupboard.

Bedroom 3
7' 4" x 6' 6" (2.24m x 1.98m)
Front facing single bedroom.

Bathroom
6' 4" x 5' 5" (1.94m x 1.65m)
Fitted with a three piece suite comprising a bath with shower over, wash hand basin with pedestal, and WC. Obscured window to the rear elevation.

EXTERNALLY

Garden

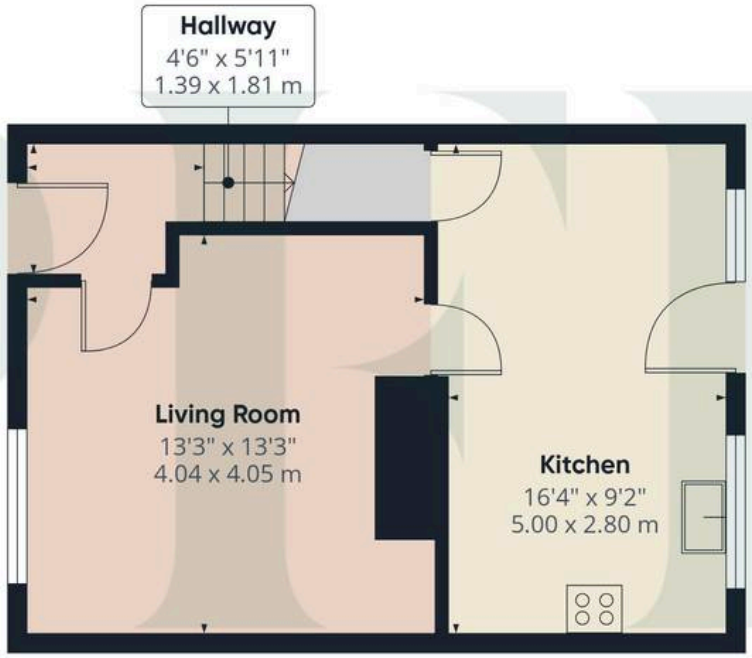
Externally, the property benefits from gardens to the front and rear. The front garden is mainly laid to lawn, with side access leading around to the rear garden, which is predominantly paved and provides a low maintenance outdoor space.

GARAGE

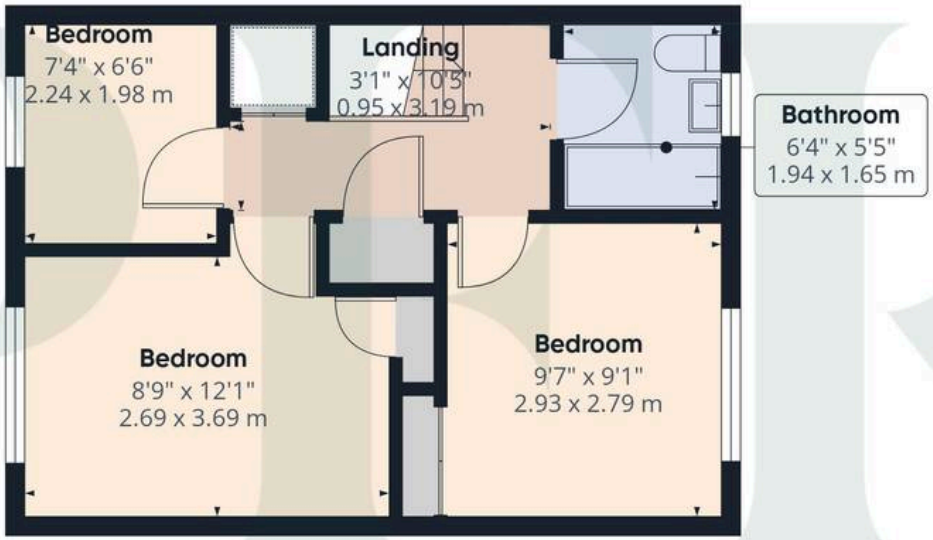
Single Garage

DRIVEWAY

1 Parking Space



Floor 0



Floor 1

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Approximate total area(1)

700 ft²

65.2 m²

(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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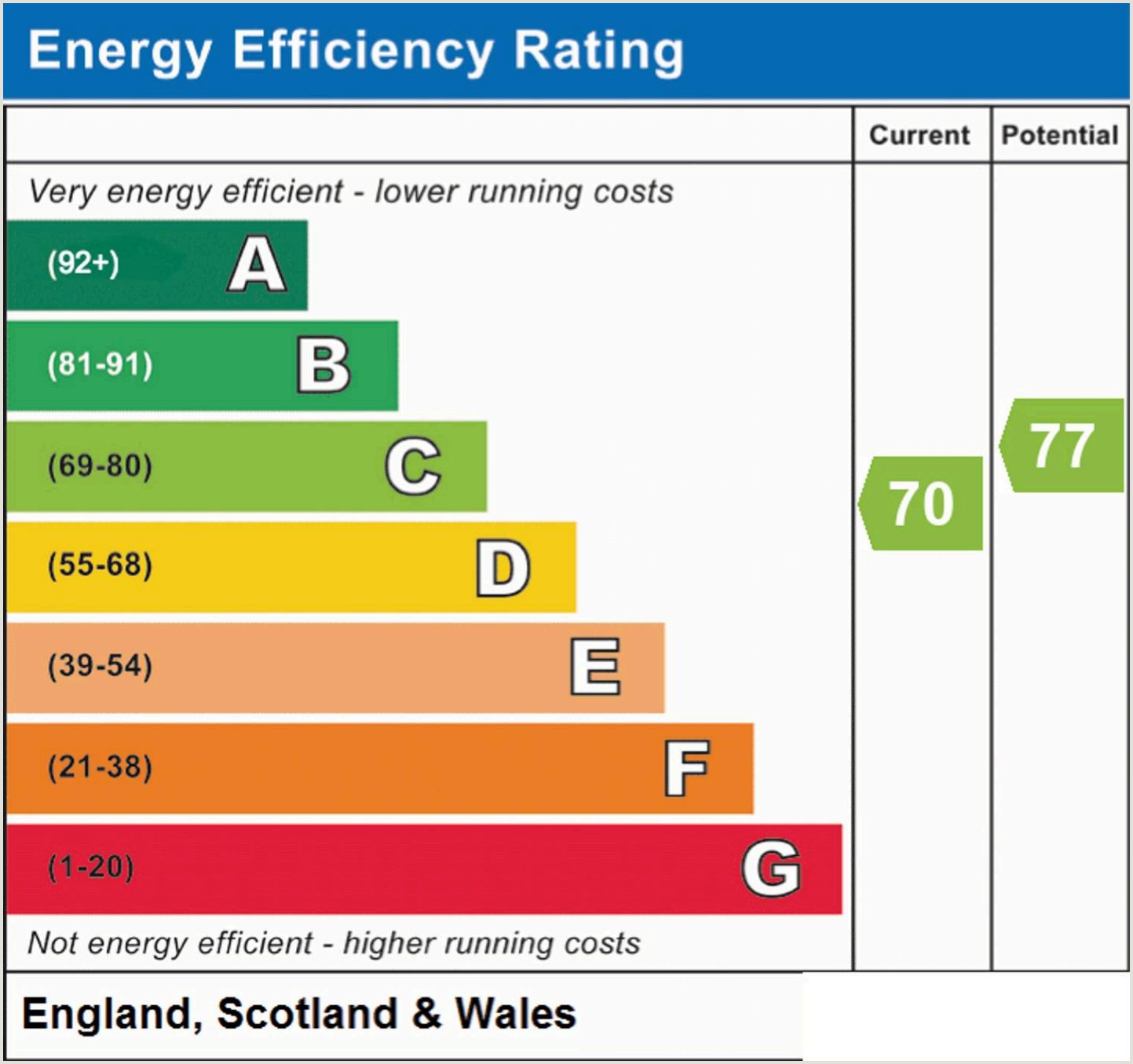
ADDITIONAL INFORMATION

Services
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or 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 (Napthens 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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