



44 Laureates Lane, Cockermouth, CA13 0HY

Guide Price £280,000

PFK

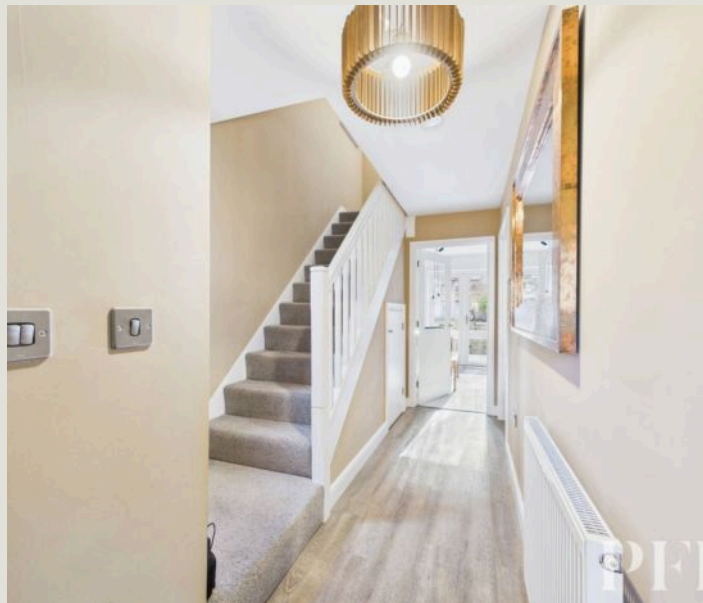
44 Laureates Lane

The Property

44 Laureates Lane is a charming, ready to move into three bedroom semi-detached home, enhanced by the vendor with attractive cosmetic upgrades.

The accommodation briefly comprises a welcoming hallway, lounge, kitchen/diner with French doors opening to the garden, and a ground floor cloakroom/WC. Upstairs, there are three double bedrooms and a family bathroom.

Externally, the property offers offroad driveway parking for two cars and an easy to maintain rear garden, landscaped by the current owner. The garden features multiple patio seating areas, an attractive outdoor bar with pergola, and a storage shed, creating a versatile and low maintenance outdoor space.





44 Laureates Lane

Location & Directions

Enjoying a superb location on a popular residential estate on the outskirts of Cockermouth. The property is ideally located for easy access to the A66 for commuting to the west coast employment centres and is within only a short walk to Cockermouth town centre.

Directions

The property is conveniently located on The Laureates estate, just on the outskirts of Cockermouth town centre. It can easily be found using postcode CA13 0HY and is clearly identified as number 44, with a PFK "For Sale" board on site.

- Ready to move into
- Kitchen/diner with French doors
- Three double bedrooms
- Offroad driveway parking for around 3 cars
- Landscaped, easy to maintain rear garden
- EPC Rating B
- Tenure: freehold
- Council Tax Band C



ACCOMMODATION

Entrance Hallway

15' 11" x 3' 6" (4.85m x 1.06m)

Cloakroom/WC

6' 7" x 3' 1" (2.00m x 0.95m)

Fitted with wash hand basin set on a vanity unit and concealed cistern WC, spotlight, radiator, extractor fan and tiled flooring.

Lounge

15' 10" x 11' 3" (4.83m x 3.43m)

Front aspect reception room with wood effect flooring.

Kitchen Diner

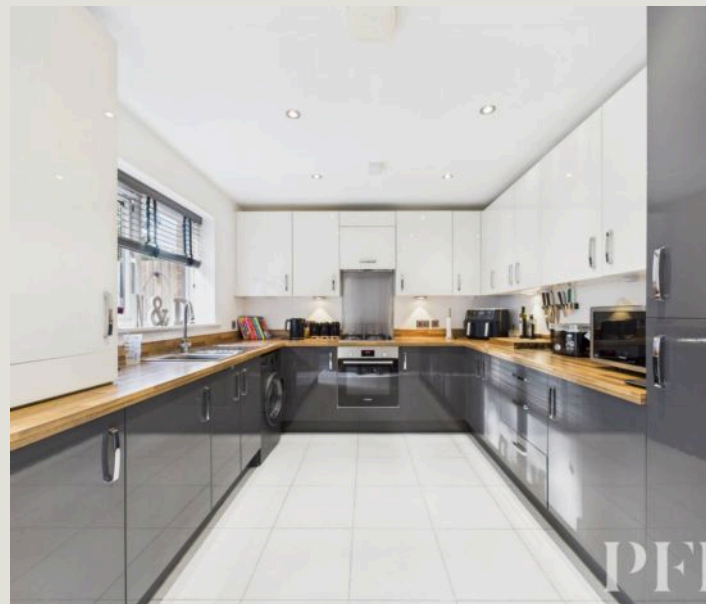
9' 9" x 18' 1" (2.98m x 5.52m)

A rear aspect kitchen/dining room with window and UPVC French doors opening onto the garden. The kitchen area is fitted with a modern range of gloss, dark grey wall and base units complemented by cream gloss units, with matching work surfaces and upstands. It features a 1.5 bowl stainless steel sink with mixer tap, and integrated appliances including a dishwasher, countertop gas hob with extractor, oven, and fridge freezer. There is plumbing and space for an undercounter washing machine. The room also has recessed ceiling spotlights and tiled flooring. The dining area comfortably accommodates six and features an attractive mural and pendant light, creating a stylish and inviting space.

FIRST FLOOR

Landing

11' 1" x 3' 5" (3.39m x 1.03m)



Bathroom

5' 7" x 6' 11" (1.70m x 2.11m)

Fitted with a three piece suite comprising bath with mains connected shower over, concealed cistern WC, and wash hand basin. The room features part tiled walls, tiled flooring, a vertical chrome heated towel rail, extractor fan, recessed ceiling spotlights, and an obscured rear aspect window.

Bedroom 1

11' 4" x 11' 0" (3.46m x 3.35m)

Rear aspect, double bedroom with built in storage cupboards.

Bedroom 2

11' 5" x 9' 3" (3.49m x 2.83m)

Front facing double bedroom with storage cupboards.

Bedroom 3

7' 10" x 8' 6" (2.38m x 2.58m)

Front facing bedroom, currently utilised as a home office.

EXTERNALLY

Garden

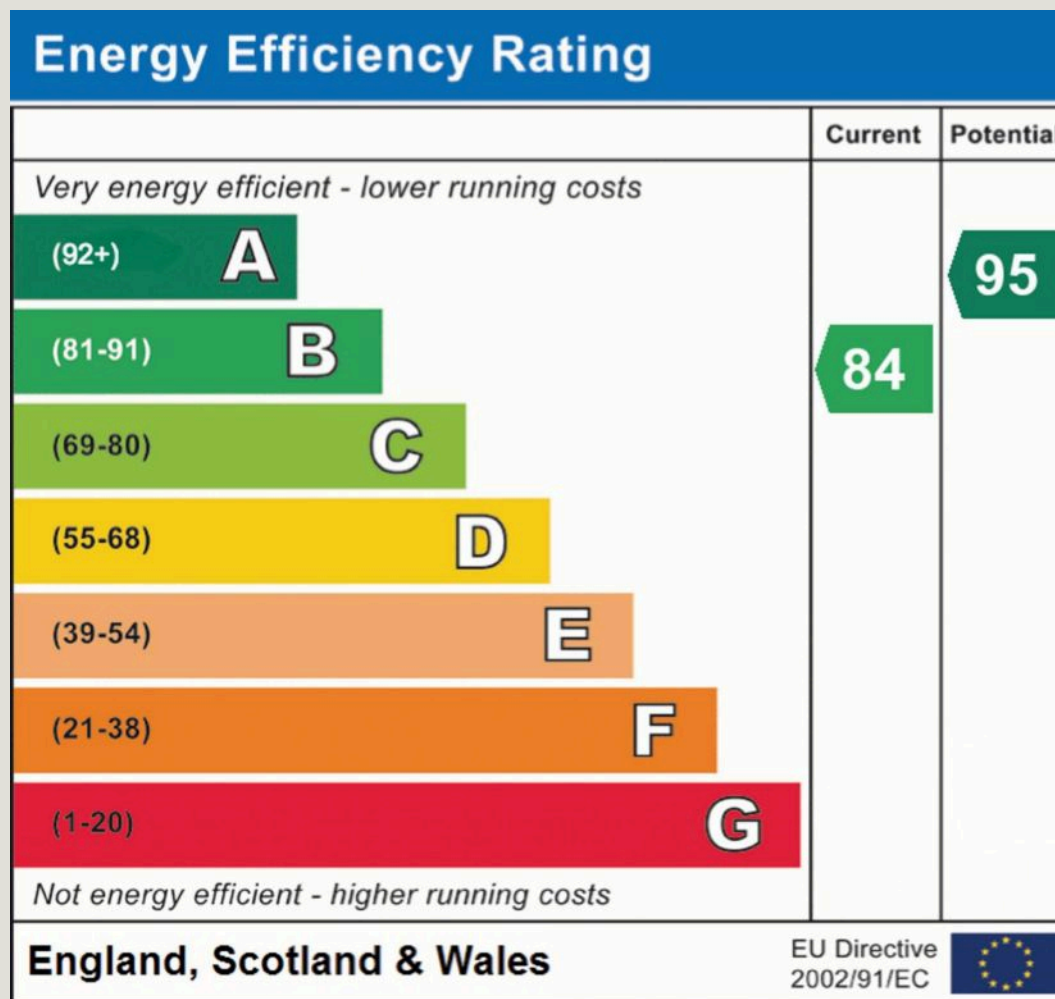
An easy to maintain rear garden, landscaped by the current owner. The garden features multiple patio seating areas, an attractive outdoor bar with pergola, and a storage shed, creating a versatile, modern and low maintenance outdoor space.

Driveway

2 Parking Spaces.







ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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