



9 Mosser Avenue, Cockermouth, CA13 9BA  
Guide Price: £200,000

PFK

## 9 Mosser Avenue

### The Property:

A comfortable three bed semi detached family home on an incredibly sought after family friendly estate, close to local shops and schools, 9 Mosser Avenue is an ideal first time buyer or young family home.

The accommodation is generously proportioned and comprises; lounge with space for a 4 person dining table, kitchen, downstairs cloakroom and utility cupboard with plumbing for appliances, two large double bedrooms, a well proportioned single bedroom, and a contemporary family bathroom with shower over bath.

Externally there is a lawned front garden, which extends to the side of the property - allowing for offroad parking for two cars, a storage outbuilding, and to the rear a large lawned garden.

Offering a fantastic opportunity to own a family sized home with potential (STPP) for further extension thanks to its generous plot, with houses like this in such high demand an early inspection is a must to avoid missing out.





## 9 Mosser Avenue

### Location & directions:

Situated only a short walk from Cockermouth town centre with its excellent services and amenities including bars, restaurants, cafes, supermarkets, a range of independent shops, doctors surgeries and dentists, highly rated local primary and secondary schools and Cockermouth's leisure centre and swimming pool.

### Directions

The property can be found using postcode CA13 9BA and is on the left hand side when turning in from Windmill Lane.

- Three bed semi detached
- Popular family friendly estate
- Close to local schools
- Offroad parking, front & rear garden
- Perfect for young family or FTB
- EPC rating D
- Council Tax Band A
- Tenure: Freehold



## ACCOMMODATION

### Entrance Hall

5' 10" x 13' 0" (1.78m x 3.96m)

Accessed via Upvc door with double glazed insert, tiled floor, built in understairs storage cupboard, stairs to first floor landing.

### Lounge

18' 3" x 12' 8" (5.55m x 3.85m)

Dual aspect light and airy room with point for wall mounted tv and space for sofas and a four person dining table.

### Kitchen

11' 5" x 9' 0" (3.47m x 2.74m)

Side aspect room fitted with a range of base and wall units in a contemporary grey finish with complementary granite effect counter tops, point for free standing gas cooker with extractor fan over, 1.5 bowl stainless steel sink with drainage board and mixer tap, plumbing for under counter dish washer.

### Rear Hallway

3' 1" x 2' 6" (0.93m x 0.76m)

UPVC door leading to garden.

### WC

### Utility Cupboard

Plumbing for washing machine and dryer.

### FIRST FLOOR LANDING

5' 10" x 9' 5" (1.79m x 2.87m)

Front aspect window, loft access via hatch, storage cupboard.

### Bedroom 1

12' 7" x 9' 5" (3.83m x 2.87m)

Rear aspect double bedroom with point for wall mounted TV.



**Bedroom 2**

11' 4" x 10' 1" (3.45m x 3.08m)

Dual aspect large double bedroom.

**Bedroom 3**

8' 10" x 8' 6" (2.68m x 2.59m)

Front aspect generous single bedroom.

**Bathroom**

5' 2" x 7' 9" (1.58m x 2.36m)

Side aspect room comprising three piece suite with mains pressure shower over bath, WC and wash hand basin. Tiled splashback.

**EXTERNALLY****Front Garden**

Large lawned garden, offroad parking for two cars, storage outbuilding.

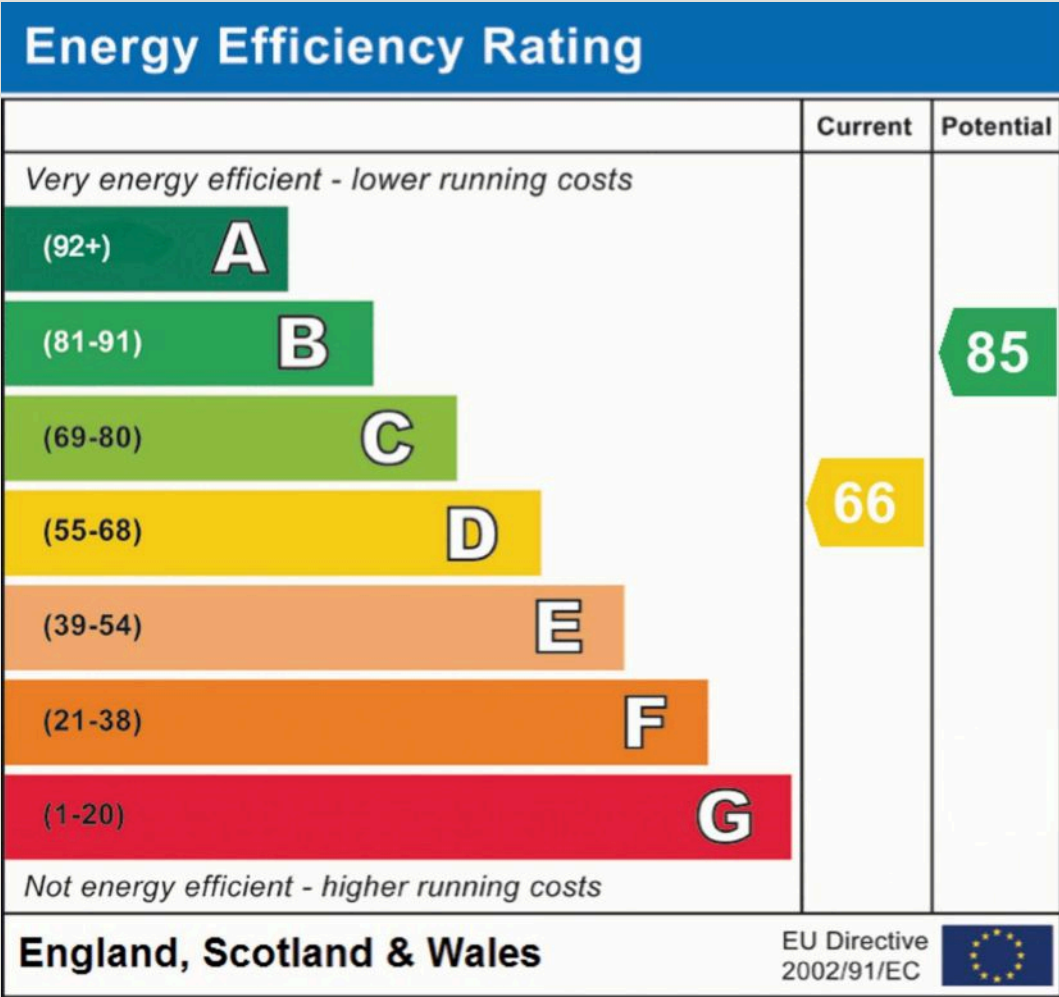
**Rear Garden**

Large lawned garden.

**Off street**

2 Parking Spaces.





## ADDITIONAL INFORMATION

### Services

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

### 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 : Naphthens 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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