



19 Wordsworth Terrace, Cockermouth, CA13 9AH

Guide Price £200,000

PFK

## 19 Wordsworth Terrace

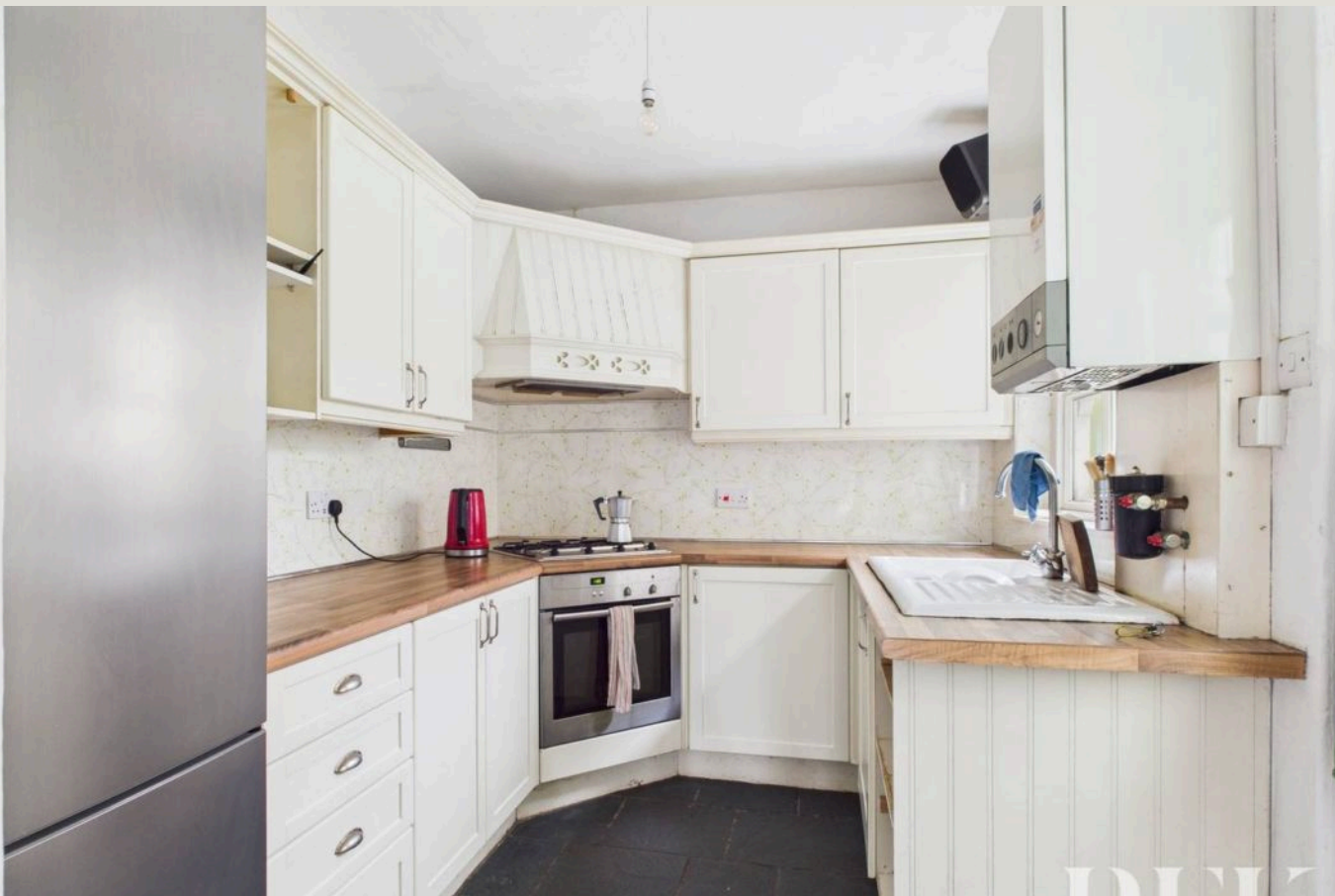
### The Property:

Step into this charming three bed mid-terraced house and instantly feel at home. The inviting open plan living areas are enhanced by beautiful wooden flooring, period fireplaces, and plenty of natural light streaming in from large windows, creating a warm and sociable space for family life or entertaining guests. The kitchen boasts ample cabinet storage for all your culinary needs. Three generously proportioned double bedrooms with high ceilings are spread over two floors, alongside a four piece bathroom with walk in shower cubicle.

Character features abound, from exposed beams and a striking stone feature wall in the attic space, to original fireplaces and classic period tiled flooring in the hallway. Enjoy the outdoors with a low maintenance front garden and private rear courtyard with outside storage.

Sit just off the town centre on the edge of the historic Kirkgate, 19 Wordsworth Terrace offers easy access to the town centre, and is a fantastic property for investors, downsizers, couples or small families alike.





## 19 Wordsworth Terrace

### Location & directions:

Cockermouth is a vibrant and historic market town on the edge of the Lake District National Park, offering an excellent mix of independent shops, cafés, pubs, and amenities. Well regarded for its community feel, good schools, and scenic riverside walks, the town provides a great balance of countryside living with convenient access to the A66 and nearby towns such as Keswick and Workington.

### Directions

The property is easily located in on Wordsworth Terrace, under postcode CA13 9AH

- Three bed mid terrace
- Characterful edge of town centre property
- Front garden and rear courtyard with storage
- Spacious, high ceilinged rooms
- No onward chain
- EPC rating D
- Council Tax Band B
- Tenure: Leasehold



## ACCOMMODATION

### Entrance Hallway

12' 1" x 2' 11" (3.69m x 0.88m)

Accessed via external wooden door. With mosaic tiled floor, stairs to first floor landing.

### Lounge-Dining room

27' 6" x 10' 10" (8.38m x 3.30m)

Light and airy dual aspect room with high ceiling, picture rail, multifuel stove in slate hearth, exposed floor boards, part tiled floor, alcove shelving, space for an 8 person dining table, feature fireplace and storage cupboard.

### Kitchen

10' 10" x 7' 5" (3.30m x 2.27m)

Side aspect room fitted with a range of base and wall units in a light cream finish and complementary wood effect counter top. Four burner gas hob with separate electric oven-grill and extractor over, 1.5 bowl ceramic sink with drainage board and mixer tap, point for free standing fridge freezer, wall mounted gas boiler. Wooden external door giving access to courtyard garden.

## FIRST FLOOR LANDING

15' 10" x 2' 5" (4.83m x 0.73m)

Spotlighting, exposed floor boards, stairs to second floor.

### Bedroom 1

12' 6" x 14' 1" (3.80m x 4.30m)

Large, light and airy front aspect double bedroom, with feature cast iron fireplace in tiled hearth and ornate surround, exposed floorboards.

### Bedroom 2

14' 8" x 8' 4" (4.48m x 2.55m)

Rear aspect double bedroom with picture rail, exposed floorboards, feature fireplace and alcove shelving.



### **Bathroom**

10' 1" x 7' 4" (3.08m x 2.24m)

Rear aspect room comprising four piece suite: walk in shower cubicle, bath, WC and wash hand basin, partially tiled walls.

### **SECOND FLOOR LANDING**

2' 11" x 1' 9" (0.89m x 0.53m)

Storage area and feature stone wall.

### **Bedroom 3**

19' 5" x 11' 1" (5.91m x 3.39m)

Rear aspect double bedroom with twin Velux sky lights and two under eaves storage cupboards.

### **EXTERNALLY**

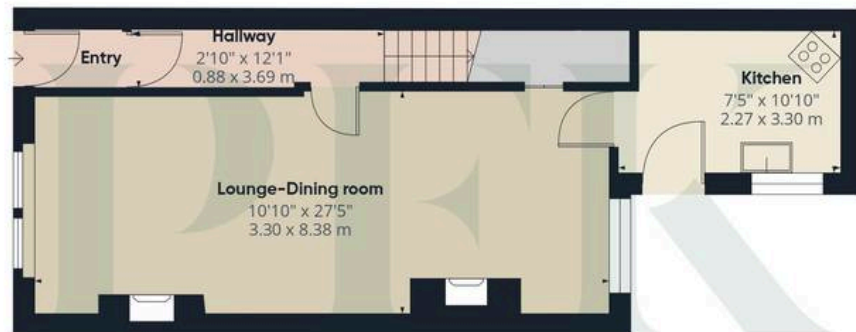
#### **Front Garden**

low maintenance front garden.

#### **Rear Garden**

Private courtyard garden with outside storage and gated access to rear lane.





Floor 0



Floor 1



Floor 3

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

1097 ft<sup>2</sup>

102 m<sup>2</sup>

## Reduced headroom

88 ft<sup>2</sup>

8.2 m<sup>2</sup>

(1) Excluding balconies and terraces

## Reduced headroom

Below 5 ft/1.5 m

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

Leasehold Details

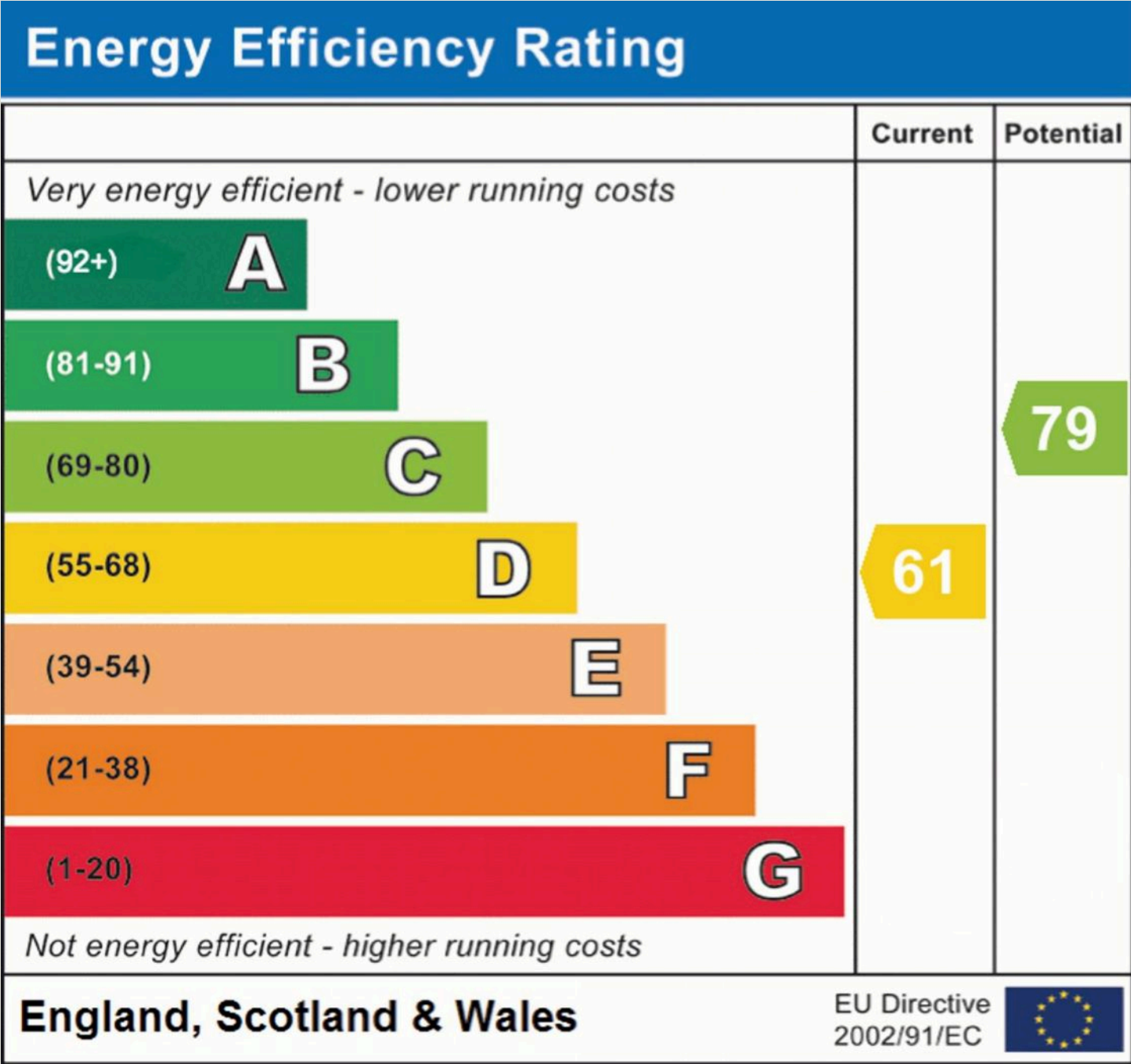
The land is stated to be held for a term of 1000 years created by a lease dated 2 February 1798.

Services

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





## 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

