

St. Helens Street, Cockermouth, CA13 9JP

Asking Price £170,000

Council Tax Band: B



Looking to take your first step onto the property ladder? Downsizing? This modern, two bedroom property might just be the one for you.

Located in a quiet, residential location on the edge of the town centre, all local shops, cafes and facilities are all within easy walking distance.

Set back from the road by a small front garden, the property benefits from private, residents car parking.

Internally, there is a spacious lounge and large kitchen on the ground floor, as well as a ground floor toilet. Upstairs, there are two double bedrooms and a part-tiled bathroom, complete with a modern, shower over bath suite. Gas central heating, double glazing and good levels of insulation help to minimise monthly running costs.

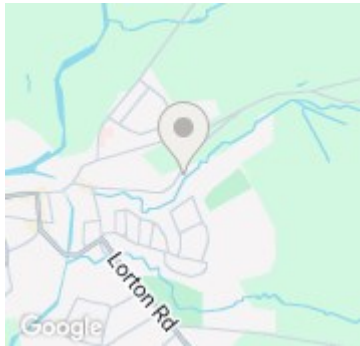
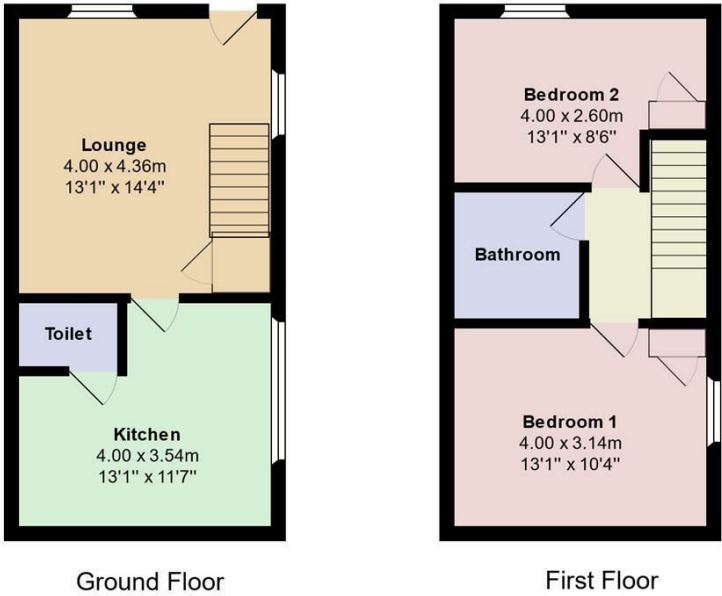
In summary, a well maintained, two bedroom property in a great location, that is ready for you to move straight in. Early viewing is highly recommended.



Open House West Cumbria

Floor Plans: 2 Tanyard Garth, Cockermouth

Not to Scale: Dimensions and layout for guidance only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	