



13 Sandybeck Way, Cockermouth, CA13 9XB

Guide Price **£195,000**

PEK

13 Sandybeck Way

The Property:

This property on Sandybeck Way offers an excellent opportunity for first time buyers to get on the property ladder in the highly sought after town of Cockermouth. Situated on the popular Strawberry Grange development on the edge of the town, this modern three bedroom end link home combines practical living with a convenient location and contemporary finishes.

The accommodation briefly comprises an entrance hallway, lounge, dining kitchen, and cloakroom/WC to the ground floor. Upstairs there are three bedrooms, one of which benefits from an ensuite shower room, along with a family bathroom. Externally, the property features driveway parking to the side and an enclosed rear garden with a lawn and patio area, perfect for outdoor dining and relaxing.

The property is offered for sale at a 35% discounted rate from market value for buyers who meet eligibility criteria set by Cumberland Council, making it an ideal and affordable way to get onto the property ladder in this desirable location.

Interested parties should contact the office for full details of the criteria and application process.

Properties like this rarely stay available for long, so early viewing is strongly recommended.





13 Sandybeck Way

Location & directions:

Situated within Cockermonth's newest and most sought after residential development - Strawberry Grange. Offering easy access to both the Lorton Valley and Cockermonth town centre with its full range of amenities.

Directions

The property can be located on Sandybeck Way using CA13 9XB

- 3 bed end link home on the popular Strawberry Grange development
- Offered for sale with 35% discount (eligibility criteria apply)
- Ensuite principal bedroom
- Edge of town location
- Driveway & enclosed garden
- EPC rating B
- Council Tax: Band A
- Tenure: Freehold



ACCOMMODATION

Hallway

13' 8" x 3' 10" (4.16m x 1.18m)

Accessed via composite door with double glazed inserts, downstairs cloakroom with WC and wash hand basin, and stairs to first floor landing.

Living Room

11' 10" x 15' 5" (3.60m x 4.71m)

Rear aspect room with French doors to the garden, point for TV, understairs storage cupboard

Dining Kitchen

15' 11" x 8' 2" (4.85m x 2.50m)

Front aspect room fitted with a range of base and wall units in a white high gloss finish, complementary wood effect countertop and tiled splashback. Four burner counter top mounted gas hob with separate electric oven/grill and extractor fan over. Plumbing for undercounter washing machine and dish washer, space for 4 person dining table.

Cloakroom/WC

WC and wash hand basin.

FIRST FLOOR LANDING

11' 2" x 3' 1" (3.41m x 0.94m)

Built in storage cupboard, loft accessed via drop down hatch and ladder.

Bedroom 1

11' 11" x 8' 4" (3.63m x 2.55m)

Rear aspect double bedroom.

Ensuite Shower Room

6' 8" x 5' 5" (2.04m x 1.66m)

Walk in shower cubicle with mains powered shower, WC and wash hand basin. Tiled splash back





Bedroom 2

9' 6" x 8' 4" (2.89m x 2.53m)

Front aspect double bedroom.

Bedroom 3

8' 6" x 6' 9" (2.58m x 2.06m)

Rear aspect large single bedroom.

Bathroom

3' 11" x 8' 4" (1.19m x 2.53m)

Front aspect room with three piece suite with mains powered shower over bath, WC and wash hand basin. Tiled walls.

EXTERNALLY

Garden

Enclosed rear garden with lawn and patio.

DRIVEWAY

2 Parking Spaces

Driveway parking to the side.





Floor 0



Floor 1

Approximate total area⁽¹⁾

749 ft²

69.5 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.

GIRAFFE 360



ADDITIONAL INFORMATION

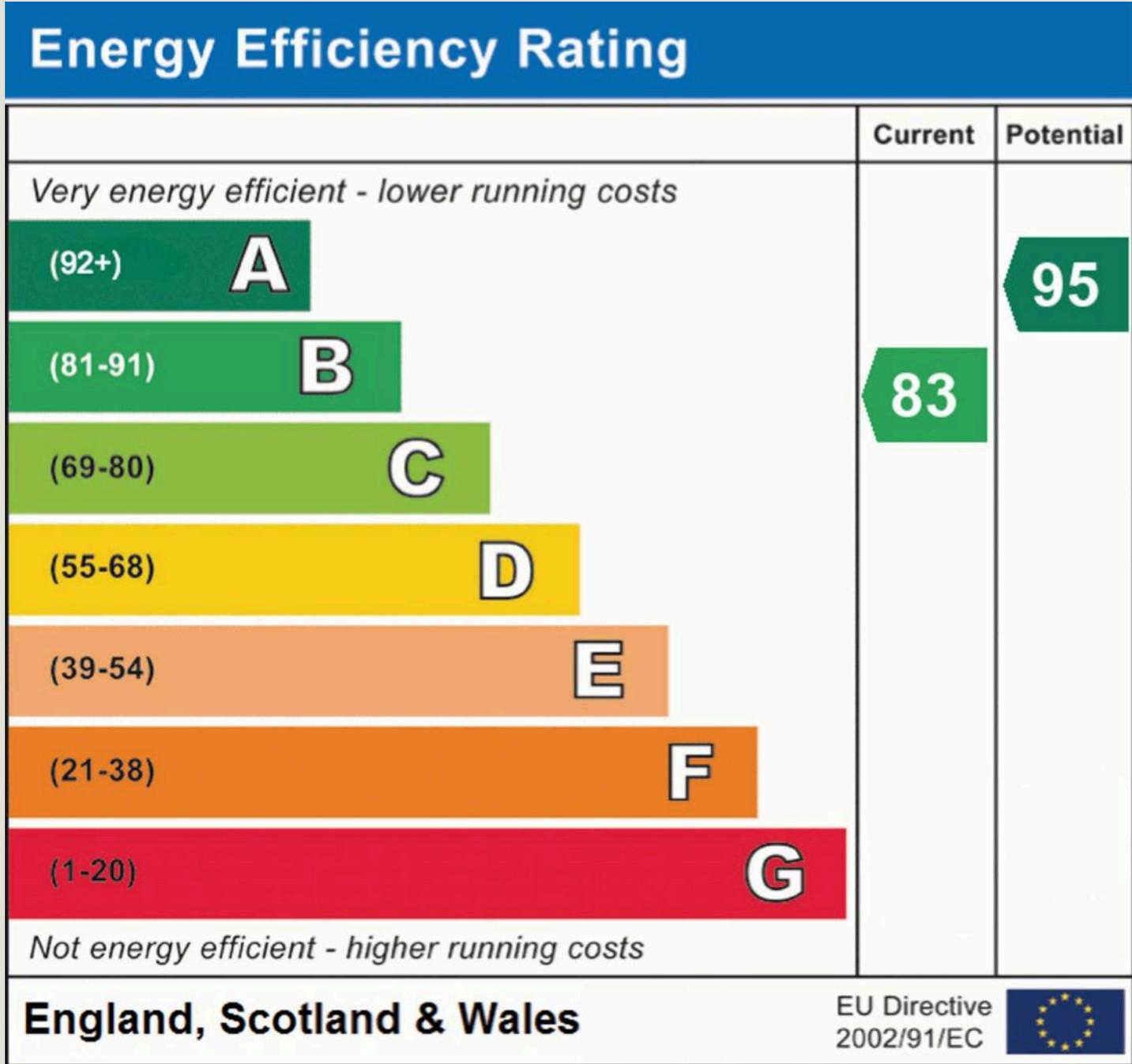
Services

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 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 (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 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.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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