



53 Gote Road, Cockermouth, CA13 0JB

Guide Price **£175,000**

PFK

53 Gote Road

The Property:

Step inside this beautifully presented two bedroom terraced house, where period charm meets modern comfort. The home features a welcoming reception room, bathed in natural light from large windows and adorned with decorative wall panelling and a multi fuel stove. The stylish kitchen is the heart of the home, offering modern cabinetry, tiled flooring, and complemented by a characterful exposed brick fireplace. Both bedrooms are bright and inviting, boasting built-in storage or wardrobes, neutral decor, and charming original features such as sash windows and an elegant fireplace. The contemporary bathroom impresses with sleek fixtures, shower over bath, and vanity unit.

The property shines with its private courtyard garden, complete with a large patio area ideal for alfresco dining or entertaining amidst mature greenery. A wood burning stove in the living space creates a cosy hub for family gatherings, while practical touches like built-in storage throughout add everyday ease. Two attic rooms offer excellent storage with potential for conversion subject to planning, and the tranquil garden is perfect for relaxing or hosting friends. Early viewing is highly recommended - homes of this quality and character are seldom available and are sure to attract strong interest.





53 Gote Road

Location & Directions:

Situated just off Cockermouth town centre, walkable distance to all the towns shops, services, local primary and secondary schools, yet with easy access to the major roads for commuting to Carlisle, the Lake District and west coast.

Directions

The property can be found under postcode CA13 0JB.

- Immaculate 2 bed mid terrace
- Contemporary kitchen & bathroom
- Two attic rooms
- Private courtyard garden
- No onward chain
- EPC rating TBC
- Tenure: Freehold
- Council Tax: Band A



ACCOMMODATION

Hallway

4' 8" x 2' 11" (1.43m x 0.88m)

Accessed via composite external door, tiled floor, oak and glazed internal door leading to lounge.

Living Room

14' 8" x 8' 11" (4.47m x 2.71m)

Light and airy dual aspect room with decorative wall paneling, tiled floor, multifuel stove in recessed fireplace with oak mantel, point for wall mounted TV.

Kitchen

14' 7" x 7' 6" (4.44m x 2.28m)

Light and airy dual aspect room fitted with a contemporary kitchen with light cream shaker style units, complementary wood effect countertop and tiled splashback. 1.5 bowl stainless steel sink with drainage board and mixer tap, 4 burner countertop mounted gas hob with separate electric oven and extractor fan over, plumbing for undercounter washing machine. Feature stone fireplace, space for a 4 person dining table, understairs storage cupboard, UPVC door to rear.

Landing

3' 11" x 3' 3" (1.20m x 0.98m)

Rear aspect with oak internal doors leading to all rooms.

Bedroom 1

10' 9" x 9' 2" (3.28m x 2.79m)

Front aspect light and airy double bedroom with wall paneling, feature fireplace and loft access via drop down hatch and ladder.

Bedroom 2

14' 10" x 7' 7" (4.51m x 2.30m)

Front aspect light and airy double bedroom with built in storage cupboard and fitted wardrobes.





Bathroom

7' 3" x 5' 5" (2.22m x 1.65m)

Contemporary three piece suite with mains shower over bath, WC and wash hand basin with built in storage. Tiled walls and heated towel rail.

Attic 1

14' 9" x 10' 8" (4.50m x 3.25m)

Large attic room with Velux windows, excellent storage with potential for conversion subject to planning.

Attic 2

14' 10" x 10' 9" (4.53m x 3.28m)

Large attic room with excellent storage with potential for conversion subject to planning.

EXTERNALLY

Yard

A suntrap private courtyard laid to patio and raised borders with mature shrubbery. Gated access leads to a covered passageway to the front of the property.

On street

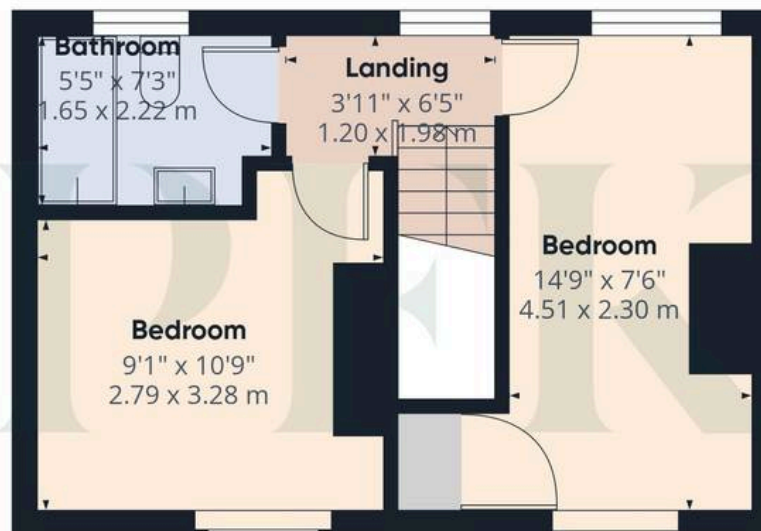
1 Parking Space

On street parking is available to the front of the property.





Floor 0



Floor 1



Floor 2

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Approximate total area⁽¹⁾

888 ft²

82.5 m²

Reduced headroom

145 ft²

13.5 m²

(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

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

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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 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.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti – Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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