



12 Slatefell Drive

Cockermouth CA13 9BY

Mitchells SINCE 1873
LAND & PROPERTY



Guide Price £150,000

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12 Slatefell Drive is a 3 bedroom semi detached property set in the desirable Gem town of Cockermouth. Ready for renovation and upgrading this property is a perfect blank canvas for the new owner to put their own stamp on. Located with in walking distance of the local schools and the amenities of the town this property has a lot to offer!

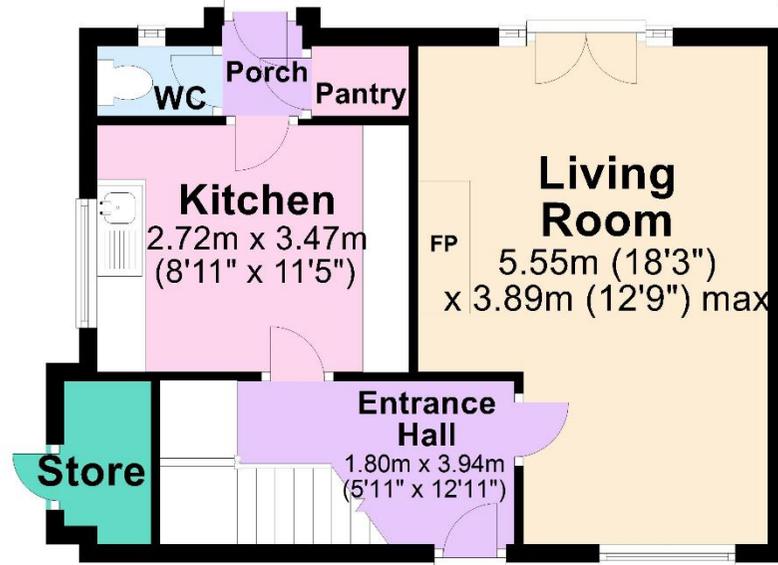
The good-sized accommodation extends to approx. 897 sq. ft. The large plot has a detached single garage and off-road parking. NO ONWARD CHAIN.



Floor Plan

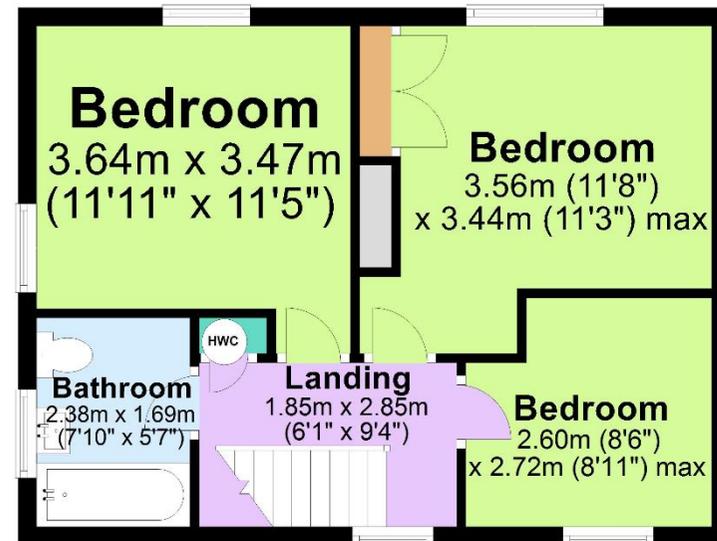
Ground Floor

Approx. 41.9 sq. metres (451.3 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



Total area: approx. 83.4 sq. metres (897.7 sq. feet)



Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken October 2023. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; Promap mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.