



9 Wordsworth Terrace, Cockermouth, CA13 9AH

Guide Price £175,000

PFK

9 Wordsworth Terrace

The Property

A charming three bedroom terraced home situated on a pretty row of terraces just on the outskirts of Cockermouth town centre, offered for sale with no onward chain.

The accommodation includes an entrance hall, two reception rooms, kitchen, ground floor bathroom, and rear porch. Upstairs, there are three double bedrooms and a spacious loft room with full ceiling height – offering excellent potential for conversion, subject to the necessary consents.

Externally, the property enjoys a cottage style front garden and a small rear yard.

- **Three bedroom terraced home**
- **Two reception rooms**
- **Spacious loft with conversion potential (STP)**
- **Cottage style front garden & rear yard**
- **Attractive row of period terraces**
- **Great character & scope to add value**
- **EPC rating D**
- **Council Tax Band 'C'**
- **Tenure: leasehold**





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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, and it is number 9.



ACCOMMODATION

Entrance Hallway

Lounge

10' 6" x 12' 6" (3.21m x 3.80m)

Dining Room

10' 8" x 14' 5" (3.25m x 4.39m)

Kitchen

7' 4" x 9' 9" (2.23m x 2.98m)

Rear Porch

Bathroom

5' 10" x 7' 11" (1.79m x 2.41m)

Bedroom 1

14' 1" x 12' 6" (4.29m x 3.81m)

Bedroom 2

8' 3" x 14' 5" (2.51m x 4.40m)

Bedroom 3

7' 5" x 9' 10" (2.25m x 3.00m)

EXTERNALLY

Garden

Yard





ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage. Gas fired central heating and 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.

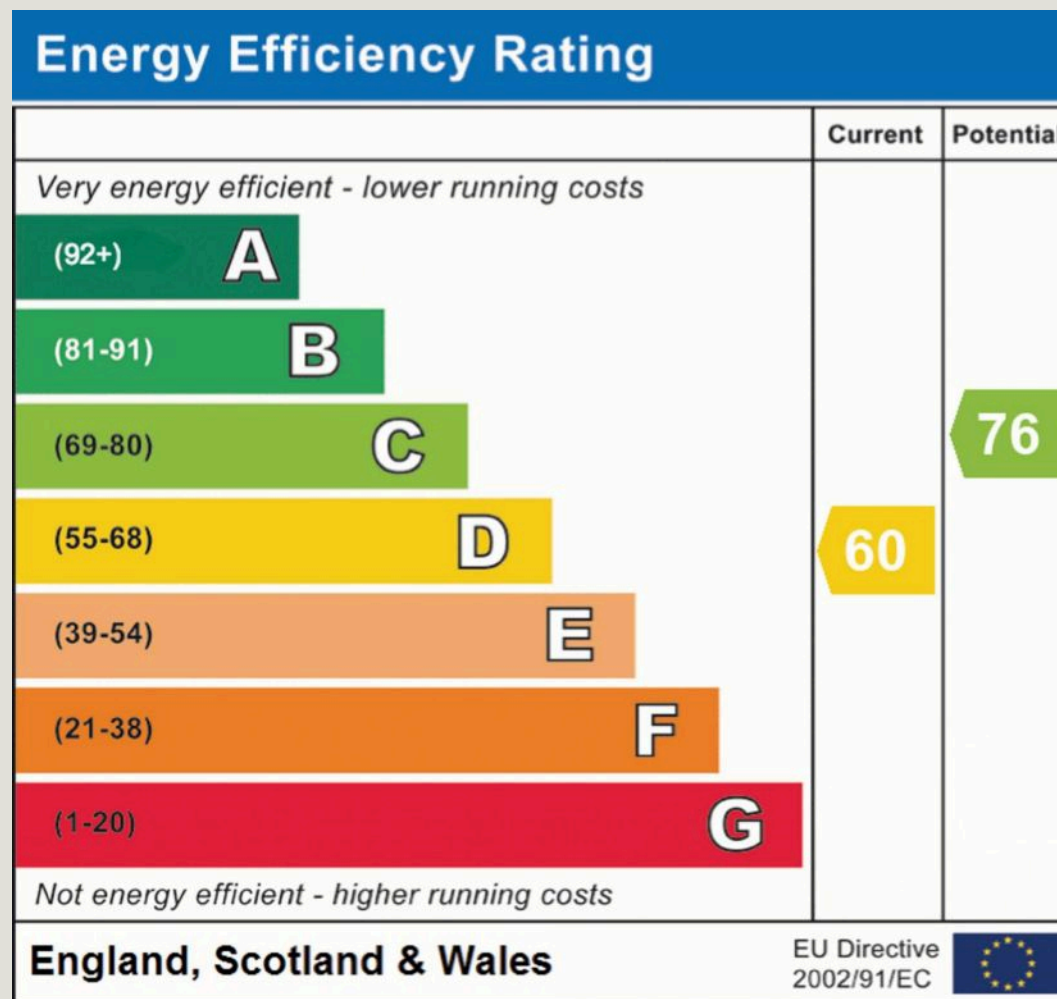
Referral & Other Payments

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.

Leasehold

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







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