



12 Walker Street, Cockermouth, CA13 0AB

Guide Price £170,000

PFK

12 Walker Street

The Property:

Situated on a quiet side street just a short walk to Cockermouth town centre, this surprisingly spacious three bedroom mid terrace is a fantastic opportunity for someone wanting to breathe new life into a traditional, period terrace. Offering generously proportioned accommodation with high ceilings throughout, three spacious bedrooms, two reception rooms and a garden with storage outbuildings to the rear.

The accommodation is light and airy feeling and comprises lounge with multifuel stove and bay window, dining room, kitchen with understairs storage, ground floor wet room with electric shower, and three generous bedrooms.

Externally there is a lawned garden to the rear with two storage outbuildings.

A fantastic blank canvas ready for its new owners to enjoy the comforts it can afford, an early viewing is a must, as this one is sure to be popular.





12 Walker Street

Location & directions:

Cockermouth is a charming market town in Cumbria, situated at the confluence of the river Derwent and the river Cocker. Known for its picturesque streets, historic buildings, and independent shops, it offers a mix of traditional charm and modern amenities. The town has good schools, a range of cafes and restaurants, and hosts a variety of local events. Surrounded by stunning countryside and close to the Lake District, it's popular with walkers and outdoor enthusiasts, while still providing convenient transport links to larger towns and cities.

Directions

The property can be easily found on Walker Street, CA13 0AB, and is clearly identified by showing number 12.

- Spacious three bed mid terrace
- Fireplace with wood burning stove
- Two reception rooms
- Close to town centre
- No onward chain
- EPC rating E
- Council Tax Band B
- Tenure Freehold

ACCOMMODATION

Hallway

3' 0" x 14' 1" (0.91m x 4.29m)

Accessed via UPVC door with double glazed inserts, wooden internal door and stairs to first floor landing.

Lounge

10' 1" x 20' 0" (3.08m x 6.09m)

Light and airy, high ceiled front aspect room with bay window and multifuel stove. Wooden double doors into dining room.

Dining Room

10' 2" x 10' 6" (3.10m x 3.21m)

Rear aspect room with space for an 8 person dining table. This room could easily be reconfigured back into the lounge to create a larger open plan space via removal of the stud wall and doors.

Kitchen

7' 5" x 11' 3" (2.26m x 3.43m)

Side aspect room with understairs cupboard, point for electric cooker, stainless steel sink with drainage board, UPVC door giving access to garden.

Bathroom

7' 7" x 4' 9" (2.31m x 1.45m)

Ground floor wet room with WC, wash hand basin and electric shower, tiled walls and floor.

FIRST FLOOR LANDING

5' 1" x 16' 6" (1.54m x 5.04m)

Loft access via hatch.

Bedroom 1

11' 9" x 12' 5" (3.57m x 3.79m)

Front aspect double bedroom with fitted wardrobes.

Bedroom 2

7' 11" x 15' 1" (2.41m x 4.59m)

Rear aspect double bedroom with built in storage.





Bedroom 3

10' 0" x 7' 4" (3.04m x 2.24m)
Rear aspect bedroom.

EXTERNALLY

Front Garden

A small enclosed courtyard.

Rear Garden

Lawned garden with patio area and two storage outbuildings.

ADDITIONAL INFORMATION

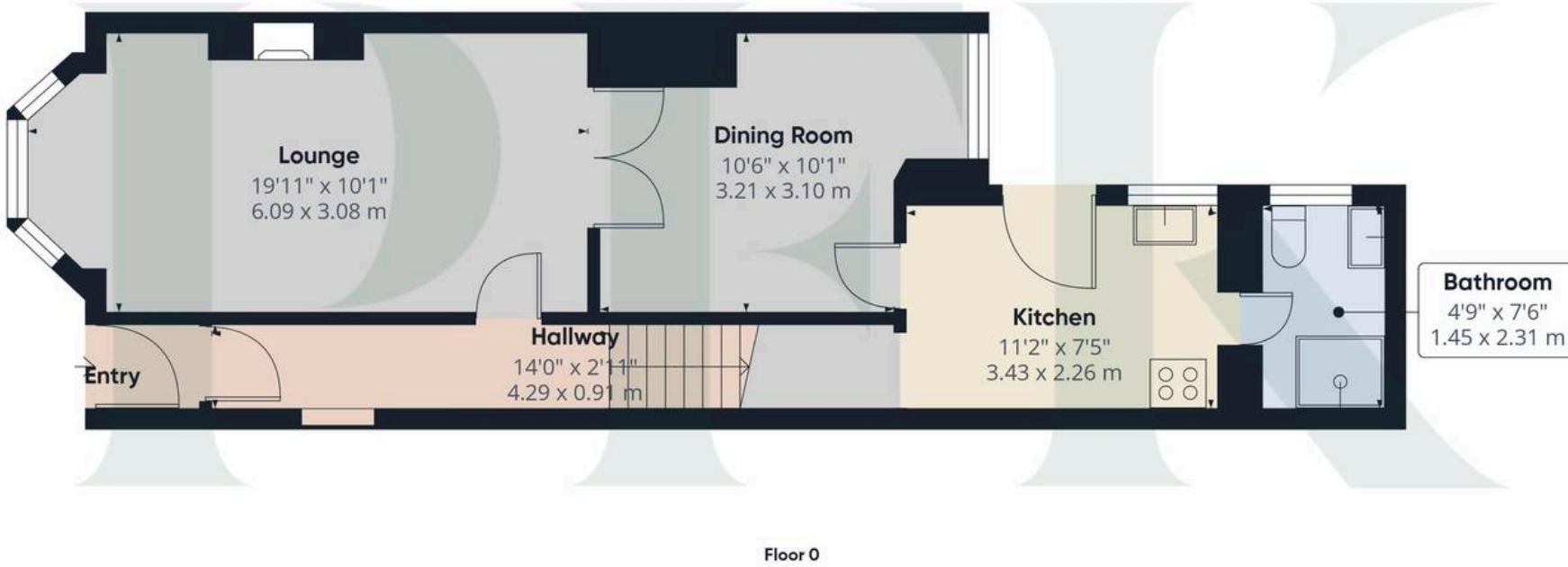
Services

Mains electricity, water & drainage. Electric storage heaters 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 & Other Payments

PKF 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 PKF 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.





Approximate total area⁽¹⁾

918 ft²

85.3 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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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