



47 Mayo Park, Cockermouth, CA13 0BJ

Offers Over £300,000

PFK



# 47 Mayo Park

## The Property:

Sit within the highly sought after, family friendly estate of Mayo Park, this comfortable three bed detached house is ready for a new family to make it their forever home. A blank canvas with scope for extension (subject to planning permission) and modernisation potential to create that super family home that is so in demand in Cockermouth.

The accommodation is light and airy, and comprises an open plan lounge/dining room with sliding doors to the rear garden, kitchen with breakfast bar dining space, utility room with integral access to the garage, downstairs cloak room and WC, to the first floor there are three generously proportioned bedrooms and a three piece bathroom with walk in shower.

Externally there is offroad parking on the driveway, an easy to maintain front garden, and landscaped rear garden laid to patio and decorative chippings for ease of maintenance, and a delightful open suntrap aspect.

Being sold with no onward chain and in such a highly sought after part of Cockermouth this is bound to be popular, making an early inspection a must to avoid missing out.







## 47 Mayo Park

### Location & directions:

Cockermouth is a charming market town located in Cumbria, on the edge of the Lake District National Park. Situated at the confluence of the river Cocker and river Derwent, it offers easy access to both the natural beauty of the lakes and the convenience of nearby towns. Cockermouth is approximately 10 miles from the west coast and about 15 miles from the bustling town of Keswick. With its rich history, local amenities, and excellent transport links, it's a desirable location for both rural living and outdoor enthusiasts.

### Directions

The property can be found under post code CA13 OBJ and is on the right hand side, just past the turn in for the second cul-de-sac



- Three bed detached house
- Open plan living & dining area
- Large sun trap rear garden
- Popular family friendly estate
- No onward chain
- Integral garage & parking
- Potential to extend (STPP)
- EPC rating TBC
- Council Tax: Band D
- Tenure: Freehold



## ACCOMMODATION

### Hallway

3' 1" x 13' 11" (0.95m x 4.25m)

Entrance hallway accessed via UPVC door with double glazed inserts, stairs to first floor landing, cloak room/WC and understairs storage cupboard.

### Living Room

12' 0" x 14' 1" (3.66m x 4.29m)

Front aspect room with Living Flame gas fire in stone surround and hearth, point for TV, open plan access into dining room.

### Dining Room

9' 6" x 9' 7" (2.90m x 2.91m)

Rear aspect room with sliding doors giving access to the garden, serving hatch from the kitchen and space for an 8 person dining table.

### Kitchen

9' 3" x 9' 6" (2.82m x 2.89m)

Rear aspect room comprising a range of base and wall units in a light wood effect finish, with dark granite effect countertop and tiled walls. Point for free standing electric cooker with extractor fan over, point for undercounter fridge, stainless steel sink with drainage board and mixer tap, breakfast bar with space for 2.

### Laundry Room

5' 0" x 6' 2" (1.52m x 1.89m)

Rear aspect room with UPVC door to the garden, plumbing for undercounter washing machine, and integral door to garage.

### Cloakroom/WC

2' 8" x 6' 2" (0.82m x 1.88m)





## FIRST FLOOR

### Landing

13' 11" x 3' 1" (4.25m x 0.95m)

First floor landing with double built in storage cupboard and loft access via hatch.

### Bedroom 1

12' 8" x 10' 3" (3.86m x 3.12m)

Rear aspect double bedroom.

### Bedroom 2

10' 6" x 13' 8" (3.20m x 4.16m)

Front aspect double bedroom.

### Bedroom 3

8' 5" x 7' 6" (2.57m x 2.28m)

Front aspect large single bedroom with built in storage and desk.

### Bathroom

6' 4" x 5' 5" (1.93m x 1.66m)

Rear aspect room comprising three piece suite with walk in shower cubicle and mains powered shower, WC, wash hand basin and vertical heated towel rail.







## EXTERNALLY

### Front Garden

Easy to maintain front garden with shrubbery and decorative chipped areas.

### Rear Garden

An easy to maintain rear garden laid to patio and decorative chipped areas.

### Driveway

1 Parking Space

Driveway parking for one car, but with plenty of scope for extension.

### Garage

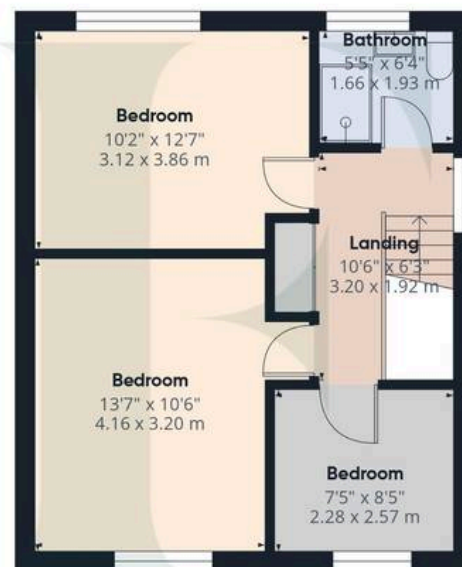
Single Garage

Integral garage with electric up and over door.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

914 ft<sup>2</sup>

84.9 m<sup>2</sup>

(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.

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## ADDITIONAL INFORMATION

### Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed. 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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