



14 Whinfell Avenue, Cockermouth, CA13 9AL

Guide Price **£205,000**

PFK

14 Whinfell Avenue

The Property:

Welcome to this beautifully presented three bedroom semi detached home, perfectly positioned in one of the town's most sought after neighbourhoods. Step inside to discover a warm and inviting interior that instantly feels like home, with spacious living areas designed for family life and entertaining alike. The heart of the home is a bright, modern kitchen ideal for busy mornings or relaxed evening meals. The cosy lounge is perfect for unwinding, while the sun room offers a versatile extra space that's bathed in natural light, perfect for playtime or quiet reading. Each of the three bedrooms is well proportioned, providing ample space for restful nights and personal touches. With a practical layout and stylish décor throughout, this home is ready for you to move straight in and start making memories. Additional benefits include offroad parking and a private rear garden.

Early viewing is highly recommended as homes of this calibre and in this area are always in high demand.





14 Whinfell Avenue

Location & directions:

Cockermouth is a historic market town in Cumbria, on the edge of the Lake District National Park. It sits at the meeting of the rivers Derwent and Cocker, which gives the town its name. The town has a rich heritage, with Georgian architecture, a traditional high street, and connections to William Wordsworth, who was born there. It's well regarded for its independent shops, cafés, pubs and restaurants, along with good local schools and a strong community feel. Cockermouth also benefits from excellent access to the western Lakes, the Solway coast, and larger centres like Keswick and Workington. Regular events, markets and festivals give it a lively atmosphere, while still retaining a relaxed, small town charm.

Directions

The property can be found under postcode CA13 9AL

- **Three bed semi detached**
- **Sought after part of town**
- **Sun room, parking & large rear garden**
- **Perfect family home**
- **Well presented throughout**
- **EPC rating D**
- **Council Tax band A**
- **Tenure: leasehold**



ACCOMMODATION

Living Room

10' 9" x 16' 9" (3.28m x 5.10m)

Light and airy dual aspect lounge with French doors leading to sun room. Exposed floorboards, multifuel stove in recessed hearth and oak mantel, built in storage cupboards, point for TV.

Sunroom

11' 4" x 9' 1" (3.45m x 2.77m)

Dual aspect room with French doors to garden, tiled floor, wall mounted electric heater.

Entrance Hallway

4' 0" x 3' 7" (1.23m x 1.08m)

Accessed via composite front door with double glazed inserts, tiled floor and stairs to first floor landing.

Kitchen

8' 2" x 16' 9" (2.50m x 5.11m)

Rear aspect room with double glazed UPVC door giving access to garden. Comprising a range of base and wall units in a light wood effect finish and complementary granite effect countertop. Four burner gas hob with tiled splashback and extractor fan over, separate electric oven, 1.5 bowl stainless steel sink with drainage board and mixer tap, plumbing for under counter dishwasher and washing machine, wine rack, laminate floor.

FIRST FLOOR LANDING

4' 11" x 9' 0" (1.51m x 2.75m)

Rear aspect window, loft access via drop down hatch.

Bedroom 1

10' 9" x 9' 6" (3.28m x 2.89m)

Front aspect double bedroom with built in storage cupboard.





Bedroom 2

7' 11" x 6' 11" (2.41m x 2.11m)

Rear aspect single bedroom currently utilised as a dressing room.

Bedroom 3

8' 5" x 10' 2" (2.56m x 3.11m)

Front aspect double bedroom.

Bathroom

5' 5" x 6' 3" (1.66m x 1.90m)

Rear aspect room comprising three piece suite with mains powered shower over bath, WC and wash hand basin, tiled walls and floor, chrome heated towel rail.

EXTERNALLY

Front Garden

Easy to maintain front garden laid to decorative chippings.

Rear Garden

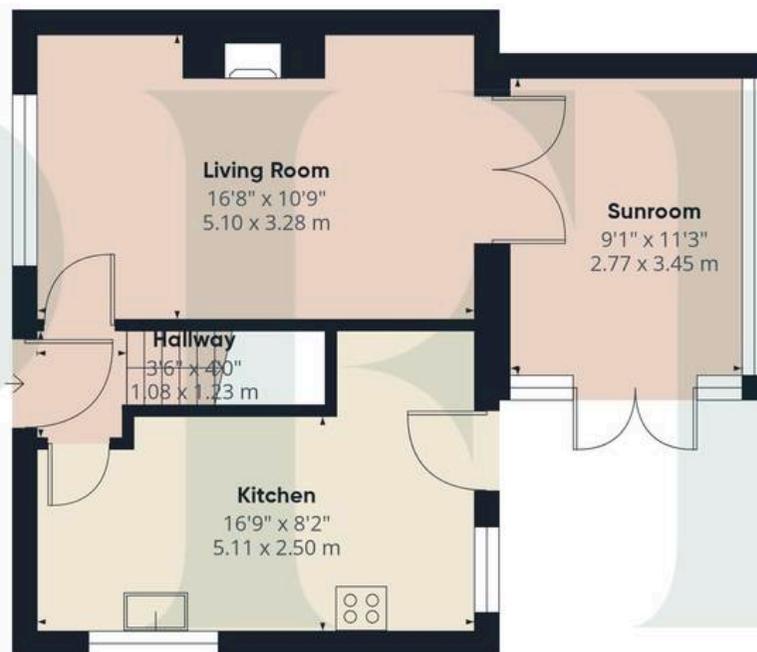
Lawned rear garden with patio area, wooden shed and mature borders.

Driveway

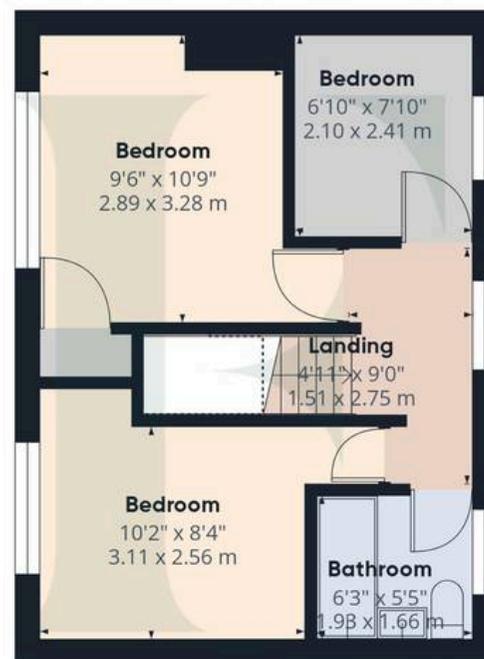
1 Parking Space

Driveway parking for one car.





Floor 0



Floor 1

Approximate total area⁽¹⁾

811 ft²

75.3 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 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.

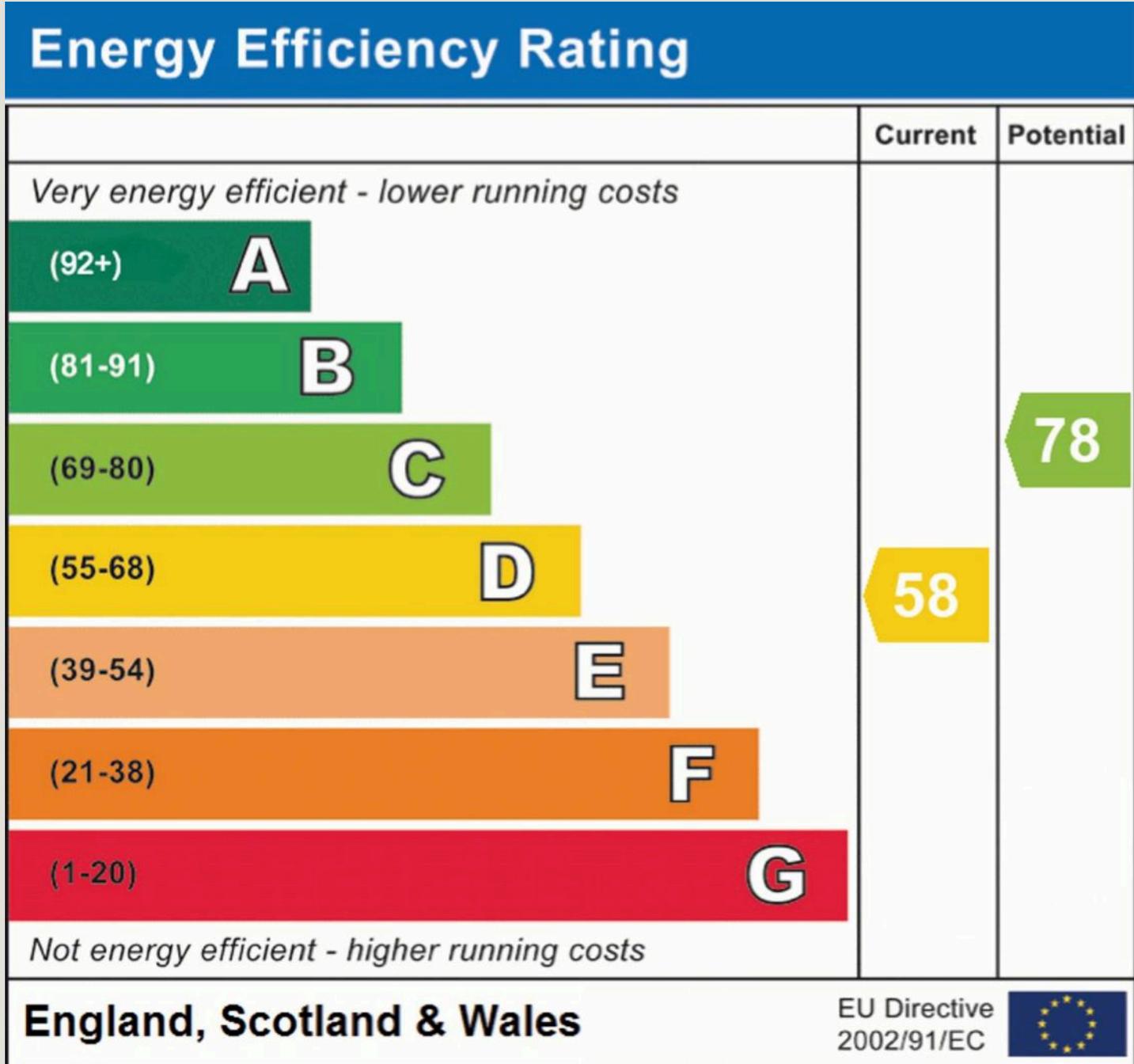
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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral 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.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Leasehold information

999 years from 1 January 1771.





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