



6 South Street, Cockermouth, CA13 9QZ

Guide Price **£160,000**

PFK

6 South Street

The Property:

Step inside this immaculate two bedroom town centre cottage and discover a home that's ready to move straight into, with no onward chain to slow you down. Lovingly maintained throughout, this charming terraced house welcomes you with a bright and airy lounge, perfect for relaxed evenings or entertaining friends. The contemporary kitchen is fitted with modern appliances and sleek cabinetry, making meal prep a breeze, while the ground floor bathroom offers convenience. Upstairs, both bedrooms are well proportioned, providing comfortable retreats for rest or work from home needs. Thoughtful touches and a neutral palette create a calming atmosphere that will suit a range of tastes and lifestyles. With the added bonus of a garage for secure parking or extra storage, this property ticks all the boxes for first-time buyers, downsizers, or anyone seeking a low maintenance town centre lifestyle.

Properties of this calibre, in such a sought after location, are rarely available and early viewing is highly recommended to avoid disappointment.





6 South Street

Location & Directions:

Situated within one of the oldest parts of the market town of Cockermouth, and set within the north west fringe of the Lake District National Park. Convenient for the town centre, only a short walk to all of Cockermouths amenities including local primary and secondary schools, swimming pool, gymnasiums, two parks which both facilitate riverside walks and thriving local restaurants, public houses, and all shops.

Directions

The property can be found under post code CA13 9QZ

- Two bed town centre cottage
- Immaculate throughout
- Ground floor bathroom
- Garage
- No onward chain
- EPC rating E
- Council Tax: Band A
- Tenure: Freehold



ACCOMMODATION

Lounge

15' 3" x 15' 3" (4.64m x 4.66m)

Front aspect room with stairs to first floor landing, exposed beams, spot and wall mounted lights.

Kitchen

6' 0" x 11' 2" (1.83m x 3.40m)

Rear aspect room comprising a range of base and wall units in a light cream shaker style finish with complementary wood effect countertop. Stainless steel sink with drainage board and mixer tap, four burner counter top mounted ceramic hob, with separate electric oven grill and extractor fan over. Plumbing for undercounter washing machine, space for undercounter fridge freezer

Hallway

6' 1" x 2' 11" (1.85m x 0.88m)

UPVC external door with double glazed inserts.

Bathroom

6' 2" x 7' 10" (1.88m x 2.38m)

Rear aspect room with electric shower over bath, WC, wash hand basin and tiled walls.

Bedroom 1

15' 7" x 12' 4" (4.75m x 3.75m)

Dual aspect large double bedroom with built in storage cupboard.

Bedroom 2

15' 10" x 7' 6" (4.82m x 2.28m)

Dual aspect double bedroom.

Garage

16' 8" x 7' 10" (5.08m x 2.40m)





GARDEN

Please note the property does not have any outside space.

Garage

Single Garage

Garage capable of accommodating one medium sized car

ADDITIONAL INFORMATION

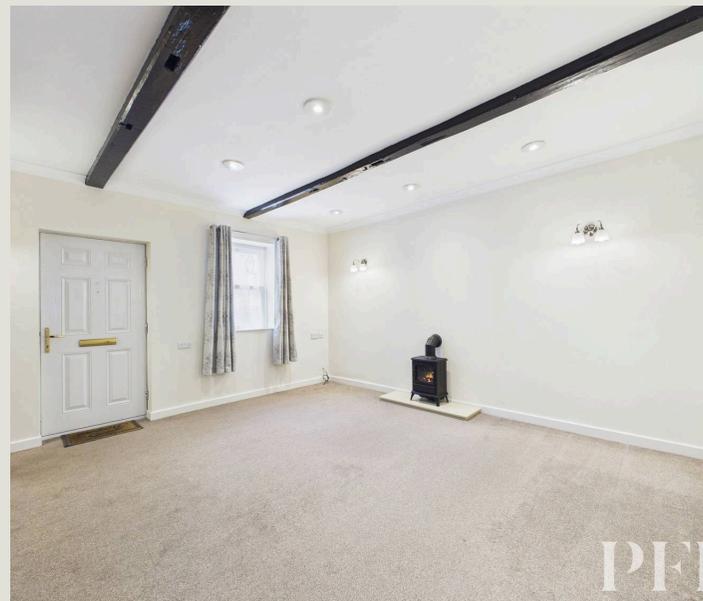
Services

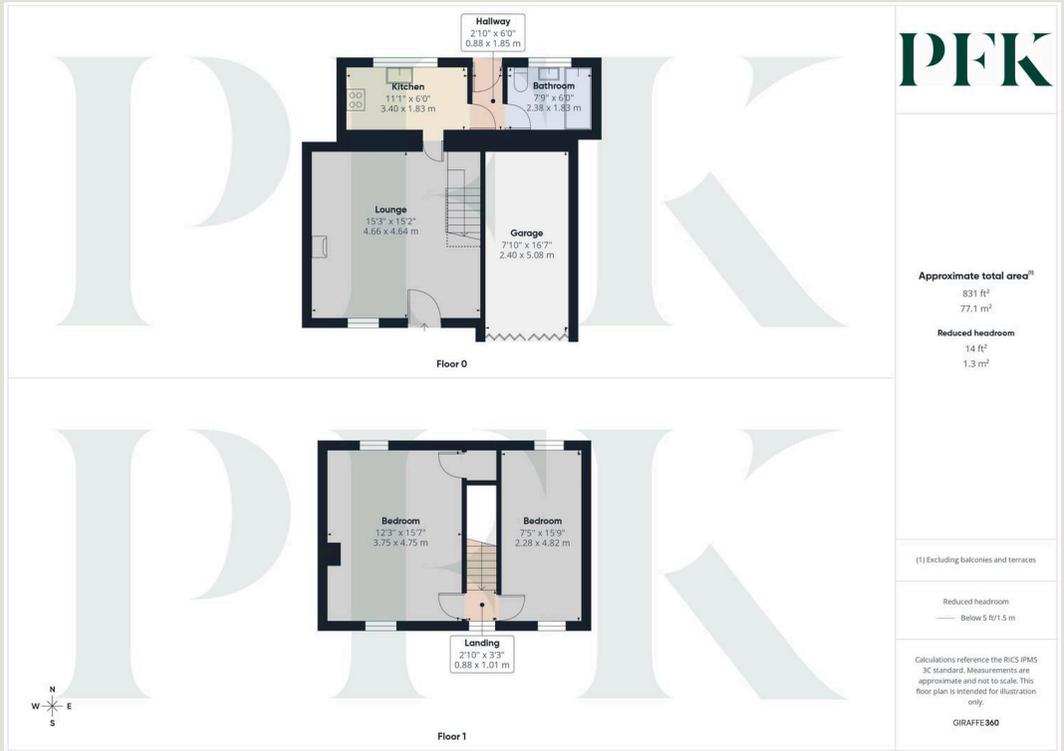
Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- 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.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

PFK

