



**60 Slatefell Drive, Cockermouth, CA13 9BS**

Guide Price **£190,000**

**PFK**

## 60 Slatefell Drive

### The Property:

A fantastic opportunity for any first time buyer or young family to own a family home they can put their own stamp on and even extend (subject to planning permission), on a highly sought after family friendly estate, close to local primary and secondary schools.

60 Slatefell Drive is a comfortable three bed semi detached comprising lounge-dining room with space for up to a 6 person dining table, kitchen, three well proportioned bedrooms - two of which are large doubles, and a wet room style shower room.

Externally there is a lawned garden with mature tree to the front, driveway parking for two cars to the side, and a large lawned garden to the rear with patio area and detached garage.

With the last few properties on this estate selling within days of hitting the market, we recommend an early viewing to avoid missing out.





## 60 Slatefell Drive

### Location & Directions:

Situated only a short walk from Cockermouth town centre with its excellent services and amenities including bars, restaurants, cafes, supermarkets, a range of independent shops, doctors surgeries and dentists, highly rated local primary and secondary schools and Cockermouth's leisure centre and swimming pool.

### Directions

The property can be found under post code CA13 9BS

- **Three bed semi detached**
- **Popular estate location**
- **Gardens, garage & parking**
- **No onward chain**
- **Potential for extension (STPP)**
- **EPC rating D**
- **Council Tax: Band A**
- **Tenure Freehold**



## ACCOMMODATION

### Hallway

6' 5" x 3' 8" (1.95m x 1.12m)

Accessed via UPVC door with double glazed insert and side panel. Stairs to first floor landing. Point for telephone.

### Living Room

19' 1" x 13' 3" (5.81m x 4.05m)

Light filled dual aspect room with electric fire in granite hearth and surround, point for TV, space for three piece suite and four person dining table.

### Kitchen

14' 10" x 9' 5" (4.52m x 2.86m)

Dual aspect room with wooden external door leading to rear garden. Fitted with a range of base and wall units in a white high finish and complementary wood effect countertop. Stainless steel sink with drainage board, point for freestanding electric cooker, plumbing for undercounter washing machine. Understairs storage/pantry cupboard.

### FIRST FLOOR LANDING

13' 0" x 2' 10" (3.96m x 0.86m)

Side aspect window, built in storage cupboard, loft access via hatch.

### Bedroom 1

13' 5" x 10' 2" (4.09m x 3.09m)

Light filled front aspect double bedroom with feature fireplace.

### Bedroom 2

10' 7" x 8' 7" (3.23m x 2.62m)

Rear aspect double bedroom with built in wardrobes.

### Bedroom 3

10' 1" x 6' 4" (3.08m x 1.92m)

Front aspect single bedroom.





### **Bathroom**

7' 10" x 5' 5" (2.38m x 1.66m)

Rear aspect wet room style bathroom, with electric shower, WC and wash hand basin.

### **EXTERNALLY**

#### **Garden**

Lawned front garden with mature tree.

#### **Rear Garden**

Large lawned rear garden with patio area.

#### **Driveway**

2 Parking Spaces

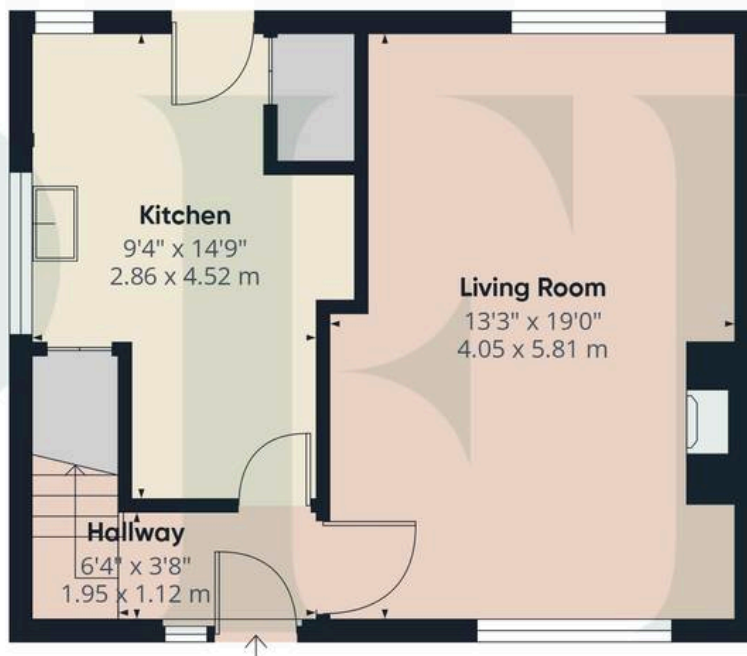
Driveway parking for two cars.

#### **Garage**

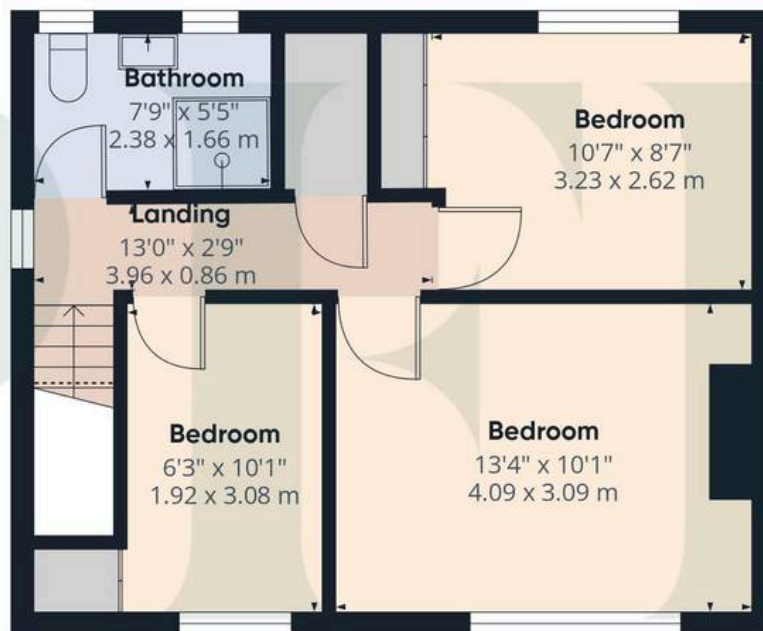
Single Garage

Detached single garage at rear of property.





Floor 0



Floor 1

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

822 ft<sup>2</sup>

76.2 m<sup>2</sup>

(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.

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**ADDITIONAL INFORMATION**

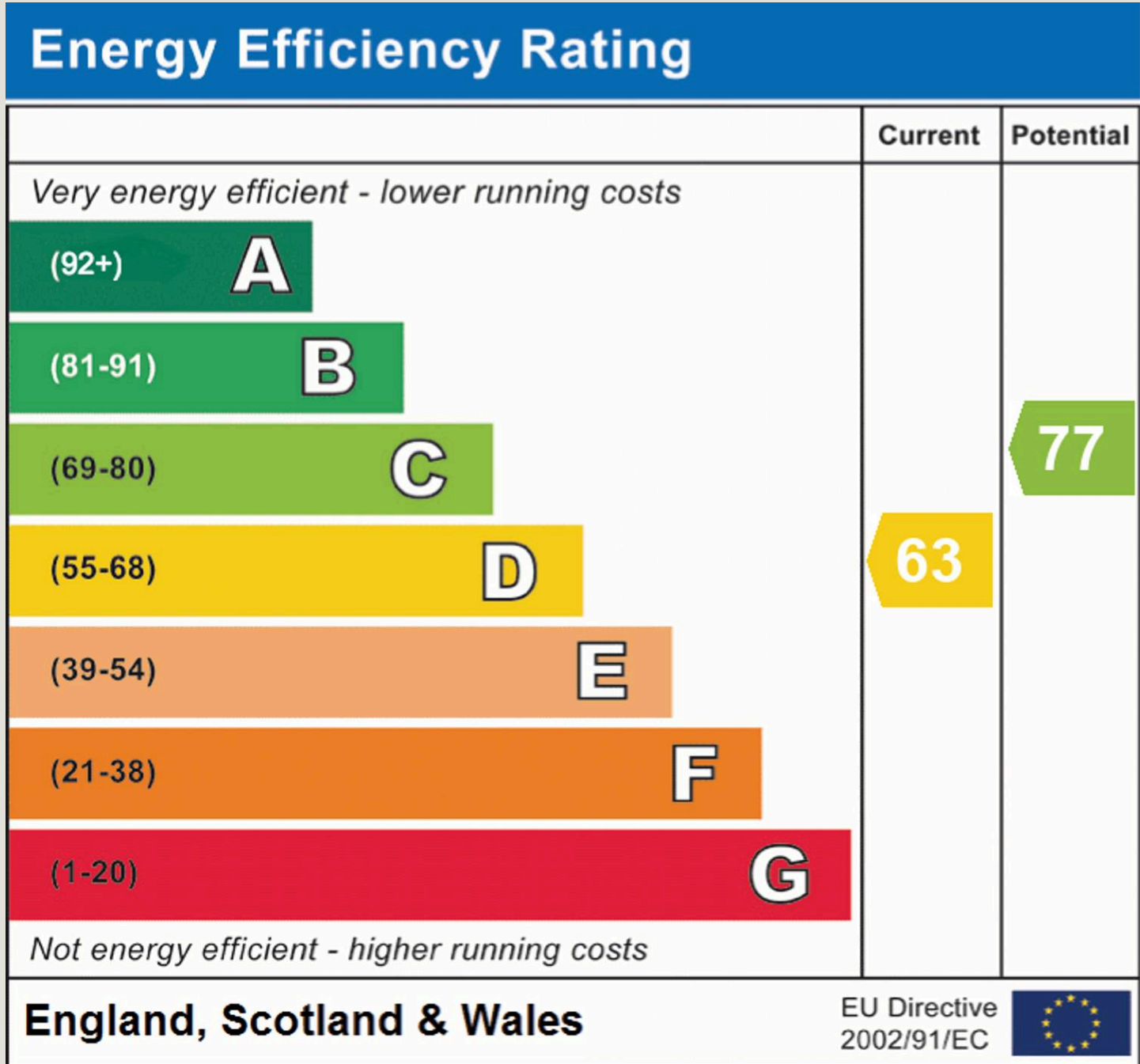
**Services**

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**

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.





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