

# SMEATONS

**Residential & Commercial Property Agents, Chartered Surveyors, Valuers & Auctioneers**

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**Cockermouth**

**CUMBRIA**

## **To Let** **FURNISHED**

### **45A KIRKGATE, COCKERMOUTH** **The Two Bedroom Detached House with Patio**



A two bedroom detached house located in a quiet courtyard setting, to the rear of the properties on historic Kirkgate. The property which gives easy pedestrian access to all Cockermouth town centre amenities and shops has gas central heating and briefly comprises:- entrance vestibule, living room, kitchen, ground floor bathroom and two first floor double bedrooms.

**Rent: £550 pcm**

**Deposit: £550**

**Admin Fee: £75 pp + VAT**

**No Pets**

**No Smokers**

**No DSS**

**VIEWINGS: By appointment with the Agent.**

Smeatons for themselves and the valuers of this property whose agents they are given notice that:

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the Part of Smeatons or the vendor.
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**Entrance:** By way of wooden front door with two glazed panels into

**Entrance vestibule:** With double glazed window to side, coat hooks, shelf and bench seat and opaque glazed door to

**Living Room:** 20'8"max x 12'2" min (6.32m x 3.72m). With window to front of lounge area and window to rear of dining area. Two double radiators, oak fire surround with black marble inset and hearth and living flame coal effect gas fire. Under stairs alcove cloaks/storage area, door with opaque glazed panel to



**Kitchen:** 15'8" max x 10'8" max (4.78m x 3.26m). With three windows to side and external half glazed door to side patio and rear gardens. Double radiator, range of fitted floor and wall mounted kitchen units with laminate work surfaces and tiled splash backs, one and half stainless steel sink and drainer with chrome mixer taps. Gas cooker point and various electrical sockets. Plumbing for automatic washing machine, hatch to loft area. Recessed ceiling spotlights and ceiling mounted extractor fan. Half glazed door to



**Bathroom:** 10'1" max x 6'9" max (3.07m x 2.08m). With opaque glazed window to rear, single radiator, three piece suite in white including panelled bath with chrome mixer taps and shower attachment. Tiling to bath/shower area. Strip light with electric shaver socket, glazed doors to shelved storage cupboard. From the lounge area a balustraded staircase leads to a balustraded first floor landing with hatch to loft area and doors to



**Bedroom 1:** 10'3" x 8'7" (3.12m x 2.61m). With window to front and double radiator.

**Bedroom 2:** 12'11" x 10'4" max (3.96m x 3.17m). With window to rear, double radiator and louver doors to built in alcove wardrobe cupboard. Outside to the front is a flagged courtyard and door to



**OUTSIDE:** Flagged patio to side and rear of property.

**Main Services:** Mains gas, water, electric and drainage.

**Directions:** Travelling up Kirkgate from Market Place the property is on the left hand side and is set behind numbers 43 and 45, which is from the cobbled private parking area off Kirkgate.



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