



13 Pinfold Close, Cockermouth, CA13 9JW

Guide Price **£200,000**

PFK

13 Pinfold Close

The Property:

Occupying a substantial corner plot on the sought after Pinfold Close, just a stones throw from the Market Place and town centre, this comfortable three bed semi detached is a fantastic opportunity for young families or first time buyers looking for a home that can grow with them – the plot would allow for a substantial extension subject to the appropriate planning permission.

The accommodation comprises lounge, spacious dining kitchen, two double and single bedroom – all with built in wardrobes, and a wet room style shower room. Whilst cosmetic modernisation is now required, there's ample scope to make this home your own.

Outside, the property sits proudly on a generous corner plot, with a neatly maintained front and private rear garden – perfect for summer barbeques, children's play or simply unwinding. A storage shed and paved walkway add practicality, while mature hedges provide privacy. Ample street parking is available nearby for added convenience, whilst it may be possible to add offroad parking with the appropriate permissions. With its inviting spaces and family friendly features, this home is sure to be popular – early viewing is highly recommended.





13 Pinfold Close

Location & Directions:

Convenient for the town centre, local schools and amenities, such as swimming pools, gymnasiums, two parks which both offer riverside walks, and thriving local restaurants and public houses.

Directions

The property can be found under postcode CA13 9JW

- 3 bed semi det with fantastic plot
- Large dining kitchen
- Scope for extension subject to planning
- Popular estate close to town
- No onward chain
- EPC rating F
- Council Tax: Band A
- Tenure: Leasehold



ACCOMMODATION

Hallway

6' 1" x 4' 8" (1.85m x 1.42m)

Accessed via UPVC door with double glazed insert, stairs to first floor landing.

Living Room

15' 0" x 12' 3" (4.57m x 3.74m)

Front aspect room with decorative coving, electric fire in granite hearth and surround, points for TV, telephone and broadband, space for a three piece suite.

Kitchen

18' 3" x 9' 11" (5.55m x 3.02m)

Rear aspect spacious room with a range of base and wall units in a cream finish with complementary granite effect countertop, composite sink with drainage board and mixer tap, four burner countertop mounted gas hob with separate electric oven and extractor over. Integrated dishwasher, plumbing for undercounter washing machine, tiled flooring. Dining area has space for a 6 person dining table.

FIRST FLOOR LANDING

6' 10" x 5' 10" (2.09m x 1.77m)

Loft access via hatch.

Bedroom 1

10' 6" x 9' 9" (3.21m x 2.96m)

Rear aspect double bedroom with a bank of built in wardrobes.

Bedroom 2

13' 0" x 10' 4" (3.95m x 3.14m)

Front aspect double bedroom with built in storage cupboard and fitted bedroom furniture.



Bedroom 3

9' 11" x 7' 1" (3.03m x 2.16m)

Front aspect single bedroom with fitted bedroom furniture.

Bathroom

7' 8" x 5' 5" (2.33m x 1.65m)

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

EXTERNALLY

Garden

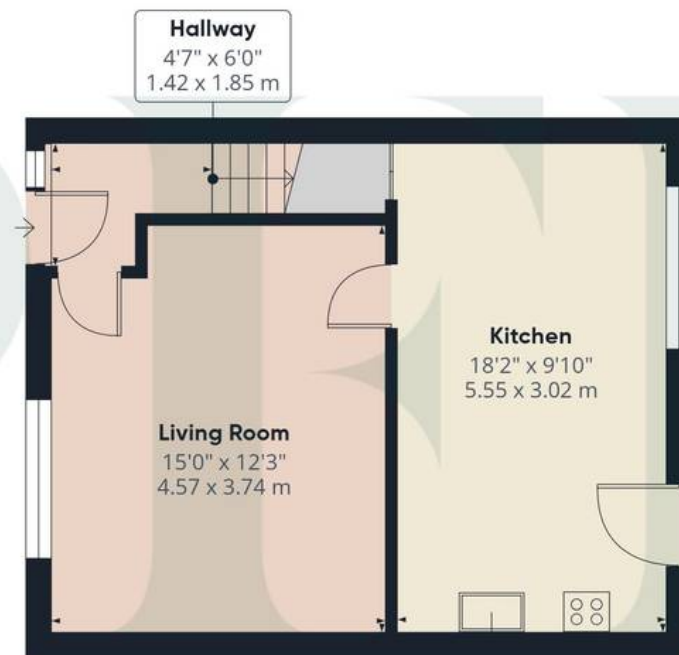
The property sits in a substantial corner plot with wraparound lawned garden to the front side and rear, with mature hedge borders and shrubbery. Patio seating area and wooden storage shed. The plot provides ample scope for extension or offstreet parking creation, subject to the appropriate planning permissions.

On Sreet

1 Parking Space

On street parking is available outside the property. There is potential to create offstreet parking subject to the appropriate planning permissions





Floor 0

Approximate total area⁽¹⁾

777 ft²

72.1 m²



Floor 1



(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

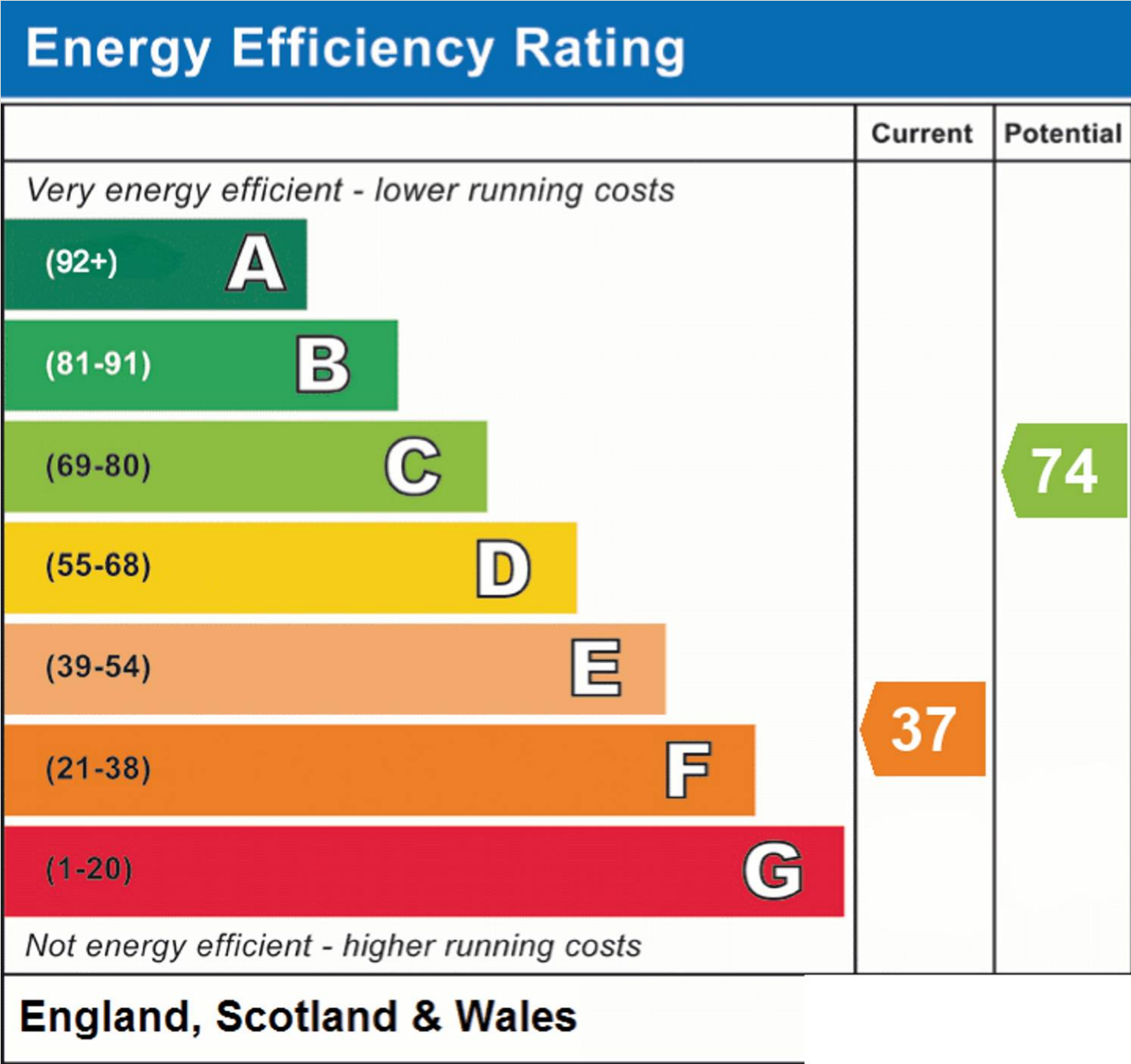
Mains gas, electricity, water & drainage. electric heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working 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, Beyond Conveyancing Ltd): £120 to £240 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. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Leasehold Details

Property is a long term leasehold of 999 years from 1811.





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