





4 Stables Court Derwent Street, Cockermouth - CA13 0EZ

£895 pcm

Conviently located for town • Perfectly tucked away • Tenancy manged by Grisdales • Unfurnished • Damage Deposit £1032 • Holding Deposit £206 • Available early December

GRISDALES
PROPERTY SERVICES



Looking for a town centre home that feels calm, comfortable, and effortlessly convenient? This one could be your perfect match. Tucked away in a surprisingly peaceful spot yet just moments from all the shops, cafés, and amenities you could ever need, this beautifully maintained three-bedroom modern mid-link home offers the best of both worlds. Immaculate inside and out, it features a bright, welcoming living space, a spotless kitchen, and an enclosed garden that’s ideal for relaxing, pottering, or enjoying a quiet morning coffee. With gas central heating, double glazing, convenient parking, and everything the town has to offer right on your doorstep, it’s the perfect choice for a couple or small family seeking comfort, ease, and a wonderfully low-maintenance lifestyle.

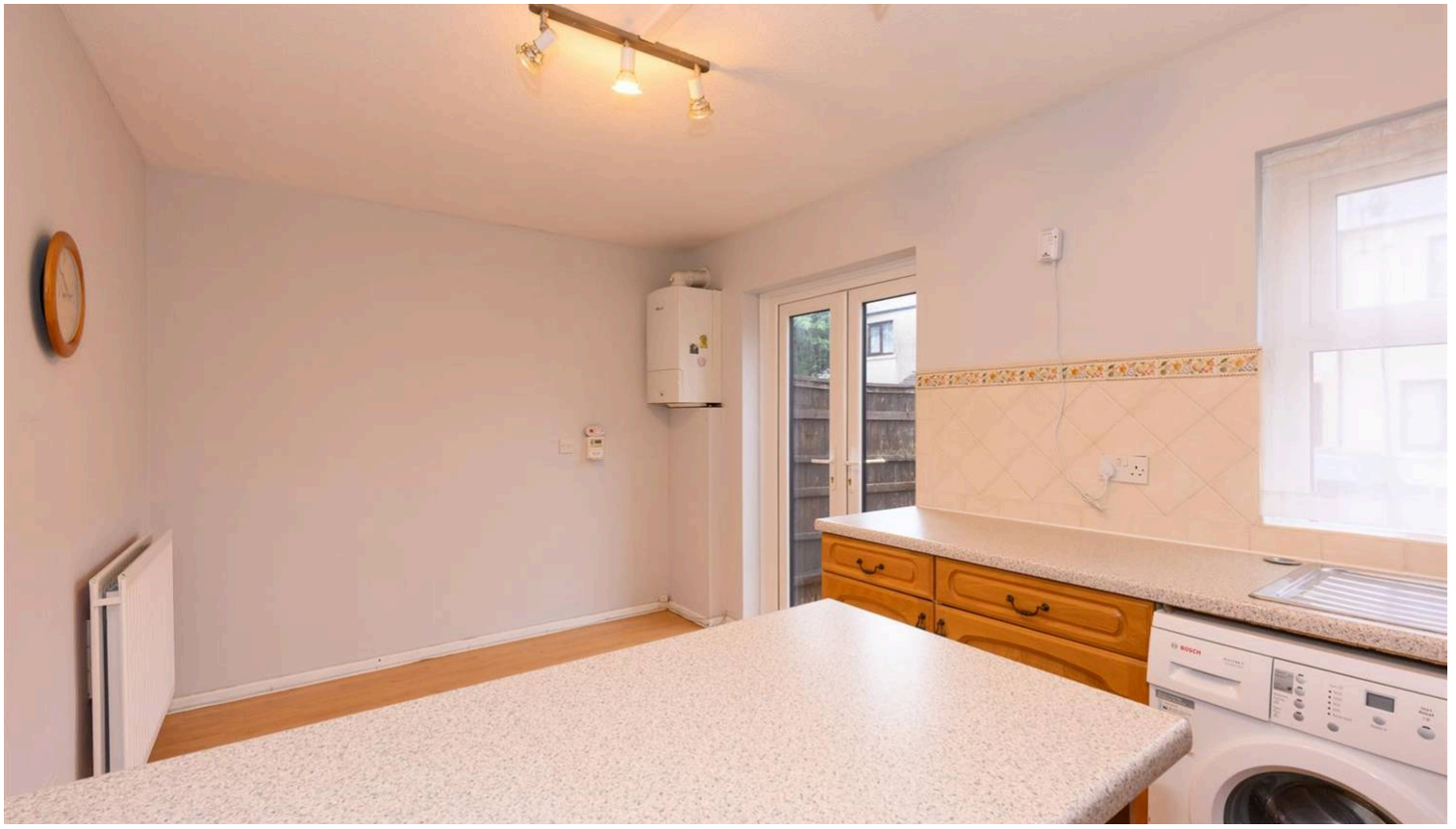
Council Tax band: B

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







ENTRANCE
Accessed via half glazed wooden door, radiator, staircase to first floor, door to lounge.



LOUNGE
Dimensions: 3.83 x 4.72 (12'6" x 15'5"). A spacious room with fireplace with inset coal effect gas fire in brass surround with marble back and hearth, laminated flooring, radiator, coving to ceiling, multi glazed door to kitchen.

KITCHEN/DINING ROOM
Dimensions: 2.73 x 4.75 (8'11" x 15'7"). A spacious kitchen / dining room with French doors to rear garden area comprising a range of wooden base and wall units with contrasting work surfaces, stainless steel sink and drainer, integrated AEG electric oven with extractor over and a separate AEG gas hob, integrated fridge and freezer, washing machine, ample dining space, radiator, wall mounted Worcester boiler providing heating and hot water.



FIRST FLOOR LANDING
Loft access point. Overstairs cupboard with shelving.

BEDROOM 1
Dimensions: 2.69 x 3.99 (8'9" x 13'1"). Double room with radiator, window to rear aspect.

BEDROOM 2
Dimensions: 2.69 x 3.50 (8'9" x 11'5"). Double room with window to front aspect, radiator.

BEDROOM 3

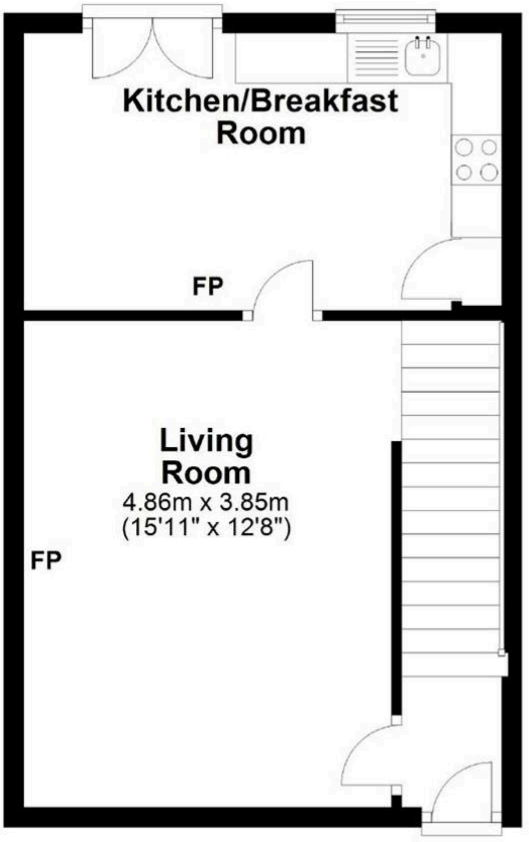


YARD

To the rear of the property is a useful gravelled area ideal for sitting out and for pots, gates to rear.

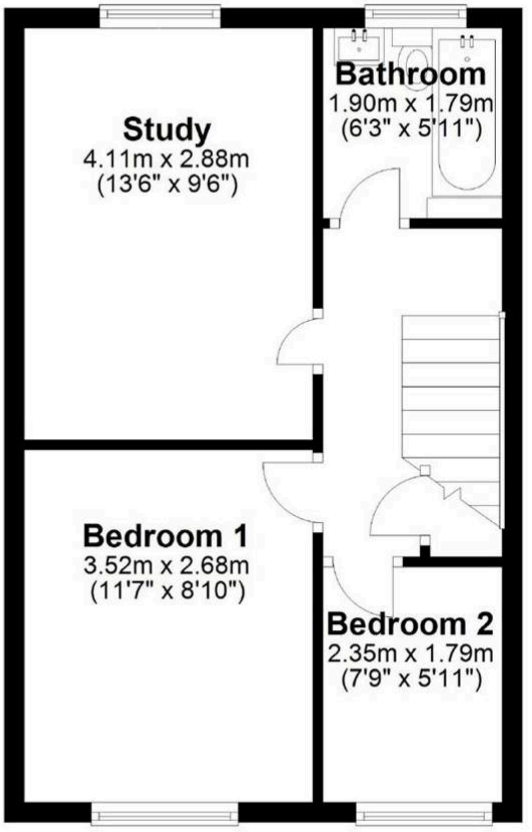
Ground Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.4 sq. feet)



Measurements are approximate. Not to Scale. Illustrative purposes only.
Plan produced using PlanUp.

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You can include any text here. The text can be modified upon generating your brochure.



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