



6 Williams Grove, Cockermouth, CA13 0ZJ

£134,975

SHARED OWNERSHIP PROPERTY - TERMS APPLY - SEE GRISDALES FOR FURTHER INFORMATION

Perfectly located on the edge of town within the centre of a modern and sought after development is this fabulous and very stylish three bedroomed semi-detached house.

Having been fitted, maintained and decorated to a super standard since it was built it offers some great space both inside and out.

The attractive exterior gives way to a welcoming hallway along with a cosy and very comfortable lounge and to the rear is a fabulous bright and cheerful dining kitchen with French doors which spill out onto the rear south facing garden. Upstairs the bedrooms are all a good size, all complemented by a stylish bathroom. There's off road parking for two cars. Sitting approximately 1 mile from the town centre and with quick access to the A66 and A595 it's perfectly located and presented for those looking for convenience and a simple life.

THE SHARED OWNERSHIP SCHEME

Before an offer can be accepted a Buyer is required to apply to Heylo for confirmation that they meet the criteria. The key criteria in order to buy this property are:

- * Buyers must be over 18
- * Buyers must have a total household income of under £80,000
- * Buyers must meet the Homes England affordability and sustainability assessments
- * Buyers are expected to use any saving and assets towards the purchase and this can include selling assets such as bonds, shares etc.
- * Buyers in receipt of benefits are eligible for shared ownership provided they meet the Homes England affordability assessment.
- * Buyers who are self-employed must be able to provide 2 years evidence of their income.

THINGS YOU NEED TO KNOW

Gas central heating
Double glazing

ENTRANCE

The property is accessed via a composite door with chrome ironmongery and frosted glazing panel. Leads into:

INNER HALLWAY

With stairs to the first floor and useful under stairs cupboard and frosted window to the side.

LOUNGE

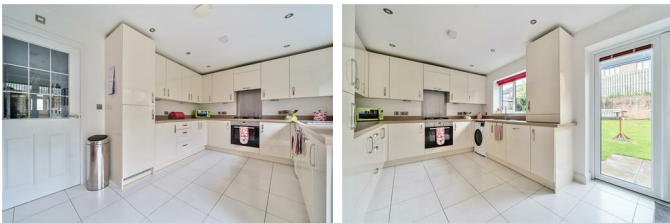
16'0" x 11'1" (4.88 x 3.40)



With television points and window to the front.

DINING KITCHEN

18'0" x 9'8" (5.51 x 2.97)



A fabulous south facing room and fitted with a comprehensive range of base and wall units in cream gloss with chunky

chrome handles and wood effect laminate work top over with matching upstand. Includes concealed gas boiler, 1.5 bowl stainless steel sink, plumbing for washing machine, integrated electric oven with 4-ring gas hob over and stainless steel splash back. Concealed extractor fan and integrated fridge freezer. White tiled floor, spotlighting and ample space for a dining table. French doors and window to the rear.

CLOAKROOM



With low-level WC with concealed cistern, chrome flush panel and tiled surround; wash basin with chrome mixer tap, tiled splash back and white fronted cupboard below. Grey tiled floor, frosted window to the front, extractor fan and spotlights.

STAIRS AND FIRST FLOOR LANDING

Window to the side, access into the loft, airing cupboard and additional cupboard above the staircase.

BEDROOM 1

11'6" x 10'11" (3.51 x 3.35)



Double room to the rear with built in cupboard.

BEDROOM 2

11'6" x 9'3" (3.51 x 2.84)



Double room to the front with built-in cupboard.

BEDROOM 3

8'5" x 7'10" (2.59 x 2.39)



Spacious single room to the front.

BATHROOM



Fitted with bath, with shower over, with clear screen in chrome frame; low-level WC and wash basin with chrome mixer tap, set into vanity unit, with white tiles, chrome flush panel.

White tiled floor, shaver point, spotlighting, frosted window to the rear and chrome ladder style radiator.

FRONT EXTERNAL



Parking on the drive for two cars.

Paved pathway leads to the front door. Small garden area to the front, laid to lawn.

REAR EXTERNAL



A south facing and enclosed garden mainly laid to lawn and with patio. Gate to the side drive, outside tap, garden shed.

DIRECTIONS



W3W: [///ascendant.report/mats](https://ascendant.report/mats)

From our office in Cockermouth leave the town via Crown Street and Low Road, as if heading to Workington via the A66. Once passed the Lakes Home Centre take the right hand turning into Laurates Lane. Williams Grove is the 3rd turning on the right and the property can be found on the left hand side, towards the top.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band C.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

*Please note these details have yet to be approved by the vendors.

MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

SURVEYS AND VALUATIONS

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide

range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

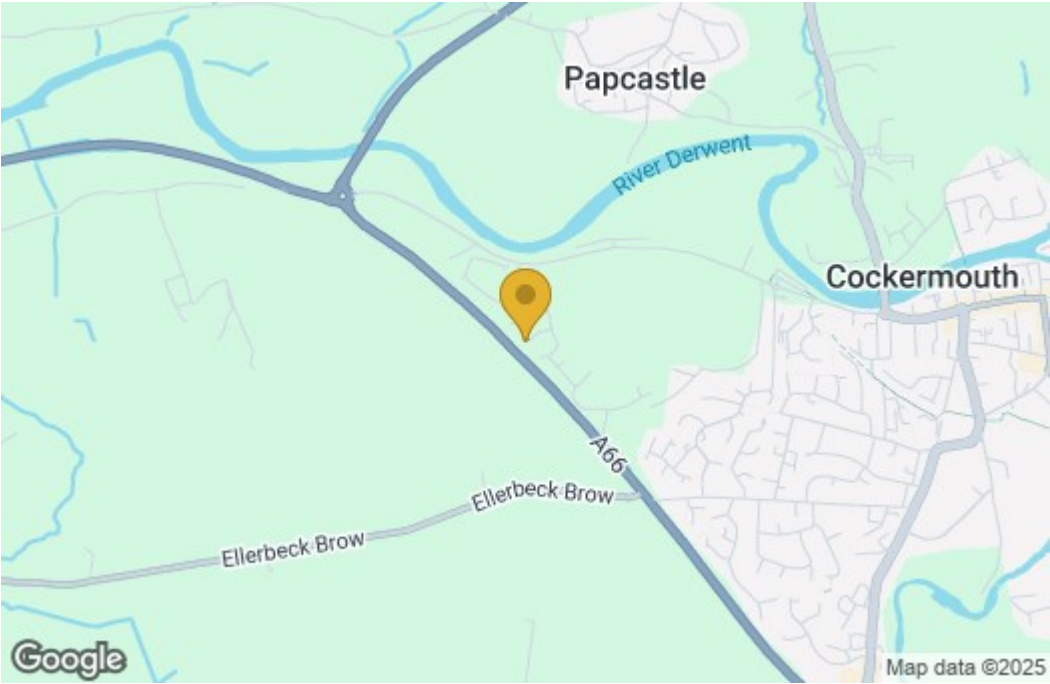
Williams Grove, Cockermouth, CA13

Approximate Area = 964 sq ft / 89.6 sq m
For identification only - Not to scale

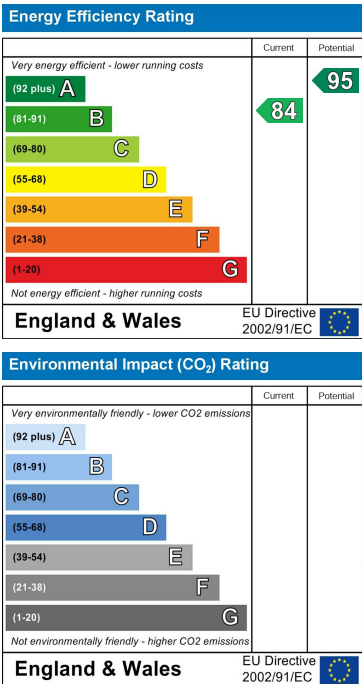


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rickrecom 2025. Produced for Grisdale. REF: 1326688

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.