



# GRISDALES

PROPERTY SERVICES



## 14 Challoner Street, Cockermouth, CA13 9QS

**£209,950**

Calling all investors, couples, singles and families — your opportunity awaits.

A perfect forever home or investment, this beautifully presented three-bedroom double-fronted terraced property enjoys a prime position just off the town centre, moments from Sainsbury's and a selection of independent shops, cafés and eateries.

Offering generous and versatile living space, the property features two reception rooms and a stylish, practical kitchen to the ground floor. Upstairs across two levels are three bedrooms (including an en-suite), a modern shower room, and a useful attic room — ideal as a study, storage space or hobby room.

To the rear is a low-maintenance yard, while the kitchen outlook is particularly charming, overlooking a beautifully maintained neighbouring garden — meaning you enjoy the view without the upkeep.

A home full of character, charm and style — we highly recommend early viewing.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

18 South Street, Cockermouth, Cumbria, CA13 9RT | T: 01900 829 977 | E: [cockermouth@grisdales.co.uk](mailto:cockermouth@grisdales.co.uk)

## THINGS YOU NEED TO KNOW

Gas central heating;  
Double glazing;  
Pewter coloured sockets and light fittings.

## ENTRANCE

The property is accessed via a hardwood door which leads to:

## ENTRANCE LOBBY

With wall mounted coat hooks and meter cupboard. Opening into:

## LOUNGE

13'4" x 13'0" (4.08 x 3.98)



Fitted with wood effect laminate floor covering, window to the front with slate window sill, wall lighting and spotlights, timber beam and electric fire on cream hearth with matching surround and grey mantelpiece over and television and telephone points. Opening into:

## SECOND RECEPTION ROOM

13'2" x 9'4" (4.03 x 2.86)



With two windows to the front, wood effect laminate floor, wall lights and spotlights, meter cupboard.

## KITCHEN



Fitted with a range of base and wall units in navy blue with wood worktop over and white ceramic tile splash-back. The kitchen includes Rangemaster double multi-fuel stove, integrated fridge/freezer, integrated dishwasher, 1.5 bowl grey composite sink unit with chrome mixer tap. Two windows overlooking the rear, each with slate window sill; wooden door to the rear, wood effect vinyl floor covering and two spotlights.

## INNER LOBBY

With painted wooden stairs to first floor level and part glazed door leading into:

## UTILITY AREA

9'7" x 5'11" (2.94 x 1.81)



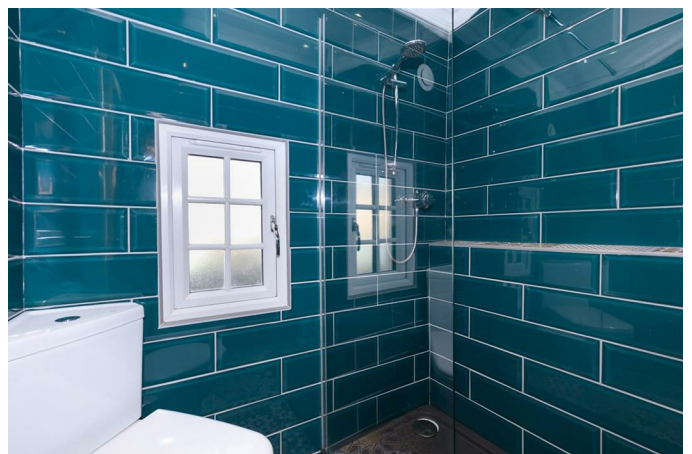
Fitted with a range of base units in wood effect with black laminate worktop over and stainless steel sink with mixer tap, plumbing for washing machine, wall mounted gas boiler, window to the rear and understairs alcove, space for additional appliance and wall mounted coat hooks.

## STAIRCASE AND LANDING

Painted staircase and double window with slate window sill. Step up into a further inner lobby with stairs to the second floor.

## BATHROOM

5'6" x 4'4" (1.69 x 1.34)



With pedestal sink, low level WC with concealed cistern and shower base with rectangular stone shower tray with sliding doors and wall mounted chrome shower and attachments including rainfall shower and hand held hose. White ladder style slimline radiator, mosaic tiled floor and spotlights within white ceiling and coving.

## BEDROOM ONE



Double room to the front and sliding door into en-suite

## EN-SUITE



A stylish shower room with shower, white wash basin with chrome mixer tap set into grey painted cupboard, w.c., blue ceramic tiled walls, grey ceramic tiled floor.

## BEDROOM TWO

13'1" x 10'5" (4.00 x 3.19)



Double bedroom with wood effect laminate flooring, two windows overlooking the front and useful understairs cupboard.

## BEDROOM THREE

11'2" x 9'6" (3.42 x 2.90)



A double room to the rear with window to the side, shelving within recess.

## STAIRCASE

## ATTIC ROOM

10'10" x 9'4" (3.31 x 2.86)



Laminate floor and window to the rear. A useful study/storage room.

## EXTERNALLY

Small enclosed yard.

## DIRECTIONS



From Main Street, proceed up Challoner Street and the property can be found. on the left hand side.

## COUNCIL TAX

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

## 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.

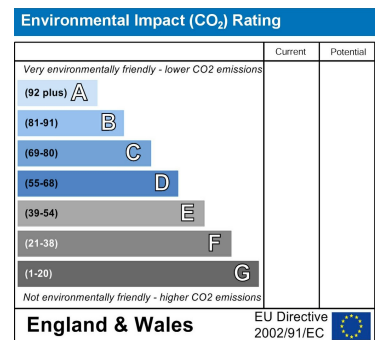
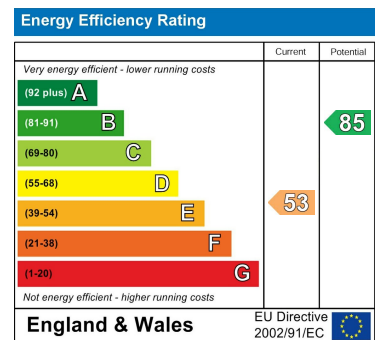
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

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.