



GRISDALES

PROPERTY SERVICES



8 Deer Orchard Close, Cockermouth, CA13 9JH

£390,000

Perfectly positioned for convenience, this delightful bungalow sits just a leisurely stroll from the vibrant Market Place and Main Street — home to an array of independent shops, inviting cafés, and local eateries that give our gem of a town its unique character. Within minutes, you can be at the sports centre, health centre, or bus stop, making it ideal for anyone with a busy, sociable lifestyle.

The home itself offers marvellous potential — spacious, move-in ready, yet a true blank canvas waiting for your personal touch. Enjoy a lovely outlook over the green from the front, while the garden bursts into a riot of colour through spring and summer. A drive and garage complete this picture-perfect opportunity.

Don't miss your chance to make it yours!

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

Double glazing.

Gas central heating.

ENTRANCE

The property is accessed via a UPVC door with an curved frosted window and that leads into:

ENTRANCE LOBBY

Part glazed door leading into:

LOUNGE / DINING ROOM

23'7" x 18'0" (7.21 x 5.50)



A lovely open room with two large windows to the front and sliding doors into the conservatory.

LOUNGE

Gas fire in chrome frame with a cream marble hearth and matching surround. Television point. Coving. Opening into:

DINING ROOM



Continuation of coving, part glazed door into the kitchen and sliding aluminium doors into the:

CONSERVATORY

11'8" x 8'11" (3.56 x 2.72)



Tiled flooring. Perspex roof. Windows to three sides and double French doors leading into the garden.

KITCHEN

10'2" x 9'8" (3.12 x 2.95)



Fitted with a range of base and wall units in cream with laminate worktop over, ceramic tile splash back. Double stainless steel sink unit with mixer tap, electric hob with a wall mounted extractor fan, double electric oven by Belling. Integrated fridge and dishwasher. Tiled floor, window to the rear. Spot lighting. Glazed door into the:

UTILITY ROOM

9'8" x 4'9" (2.96 x 1.45)



Continuation of flooring. Built-in cupboards with sliding doors and a good range of shelving. Laminate worktop over, plumbing for washing machine and space for a second appliance. Ceramic tiled splash back and wall mounted cupboards. UPVC door to the rear with frosted glazing panel and pedestrian door into the:

INNER HALLWAY

Inner hallway with access into the loft and plywood doors with gold ironmongery leading into bedrooms and bathroom. Airing cupboard with slatted shelving.

BEDROOM ONE

11'8" x 10'9" (3.56 x 3.30)



Double room to the rear with range of built-in cupboards with sliding doors (two with mirror fronts) and window to the rear.

BEDROOM TWO

12'7" x 11'8" (3.86 x 3.57)



Double room to the front with coving.

BEDROOM THREE

8'8" x 7'3" (2.66 x 2.23)



A spacious single room to the front.

BATHROOM



Fitted with a three-piece suite in white, comprising wash base with chrome mixer tap set into a unit with a laminate worktop over. Low level WC and shower enclosure with curved screen in chrome frame, a wall mounted chrome shower and attachments. Fully tiled throughout with white ceramic tiles, frosted window to the rear and spot lighting.

PARKING AND GARAGE



Parking for two cars on the drive to the front. Garage with up and over door, concrete floor and breeze block walls and fitted with shelving. Space for additional domestic appliances.

FRONT GARDEN



A brick paved path leads to the front door. There is a larger than average front garden which is laid to lawn.

REAR GARDEN



A lovely rear garden with paving and lawn. Beautifully planted and cared for with a colourful selection of well-established shrub and flowers. Greenhouse and garden shed.

ASPECT

From the front of the property is a pleasing aspect over the green to the church in the distance.

DIRECTIONS

W3W///paddle.lamplight.cube

From the Main Street proceed up Castlegate, passing the turn to the sports centre. Take the next right into Deer Orchard Close and bear left and the property is on the left.

COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band E.

VIEWINGS

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.

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

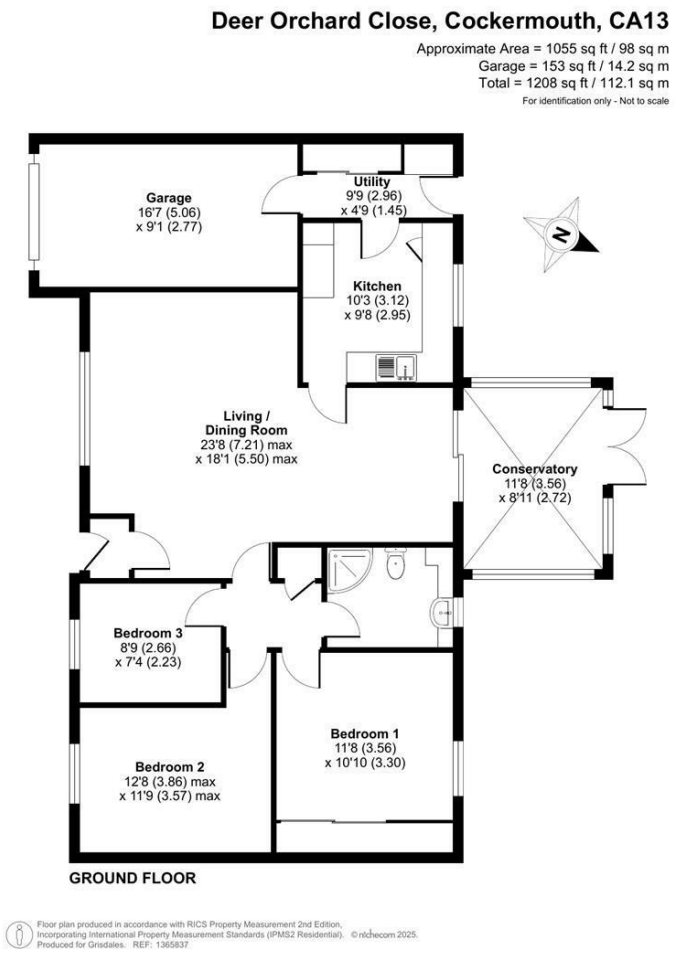
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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

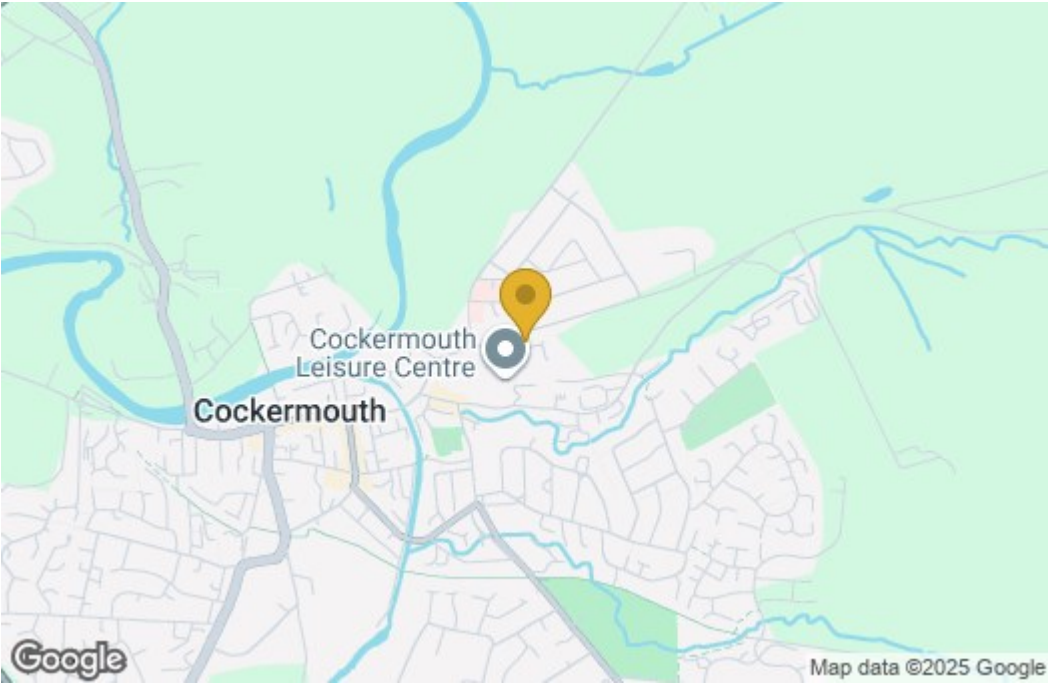
office.

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.

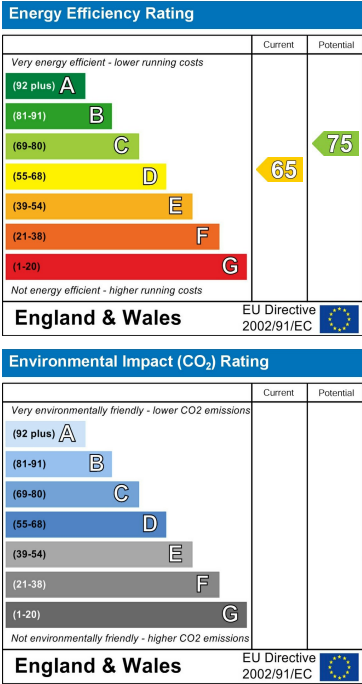
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.