



18 Linstock Avenue, Cockermouth, CA13 9EG

£325,000

Sitting pretty and fairly privately at the end of a tranquil cul de sac on Linstock Avenue is this charming two-bedroom detached bungalow which offers a delightful retreat with a picturesque countryside outlook from the head of the driveway. The property boasts a well-proportioned reception room, perfect for relaxation and entertaining, while the two comfortable bedrooms provide ample space for rest and privacy. The conservatory at the rear is a serene space to enjoy the pretty garden and the kitchen and bathroom have been well fitted in recent times with practical and modern fittings. The property also includes a single garage, providing convenient storage or parking options.

This bungalow is ideally situated, combining the benefits of a quiet residential area with easy access to local amenities and the stunning natural beauty that Cockermouth has to offer. Whether you are looking for a cosy home or a peaceful retreat, this property presents an excellent opportunity to enjoy comfortable living in a desirable location.

THINGS YOU NEED TO KNOW

Gas central heating
Double glazing

ENTRANCE

The property is accessed via a UPVC door leading into:

ENTRANCE PORCH

With windows to two sides and polycarbonate ceiling and ceramic tiled floor. A clear UPVC door with clear panelling leads into:

INNER HALLWAY

Telephone point, coving and access into the loft. Natural wood doors with brass ironmongery lead into all rooms.

LOUNGE/ DINER

20'2" x 12'6" (6.16 x 3.83)



A lovely room with ample space for seating and eating. Television points, coving, gas fire in brass frame on cream hearth with matching surround and natural wood mantelpiece over.

KITCHEN

12'3" x 8'6" (3.75 x 2.61)



Fitted with a range of base and wall units in cream with chunky chrome handles, beech effect worktop over and cream ceramic tile splashback. Includes integrated electric oven with 4-ring gas hob over and extractor fan. 1 1/2 bowl stainless steel sink with mixer tap, plumbing for a washing machine and space for two under counter appliances.

Tile effect vinyl flooring, coving, spotlights, useful cupboard, with shelving, and large window to the front.

BEDROOM 1

16'3" x 10'2" (4.97 x 3.10)



Spacious double bedroom to the rear with coving.

BEDROOM 2

10'11" x 9'11" (3.34 x 3.03)



Double room to the rear with built-in pine fronted cupboards, one with large mirror sliding door. Double UPVC sliding doors lead into:

CONSERVATORY

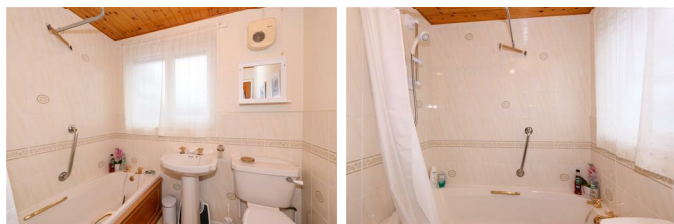
10'9" x 10'0" (3.30 x 3.06)



With double French doors to the rear. With windows to three sides polycarbonate ceiling, cream tiled floor and wall lights.

BATHROOM

8'4" x 7'2" (max) (2.55 x 2.19 (max))



Fitted with off white suite with gold fittings and including electric shower over the bath, pedestal wash basin and low level wc. Part tiled with cream/patterned ceramic tiles. Extractor fan, pine clad ceiling and frosted window to the side.

PARKING AND GARAGE

18'4" x 8'9" (5.59 x 2.69)



A tarmac drive for two to three cars leads to a single garage which is attached to the side of the house and has pedestrian access from the rear of the property.

FRONT GARDEN

Easy to maintain with shillies, borders, stonework and paths etcetera.

REAR GARDEN



A path leads down to the rear where there is a lawn area, which is well maintained and surrounded by well-established shrub and floral borders. Garden shed and and greenhouse.

OUTLOOK



As the property is located at the end of the road, at the top of the drive there's fabulous outlook for the countryside to the Northern Lake District fells in the distance.

DIRECTIONS

.Travel up Station Street to the traffic lights and turn left onto Lorton Road. Follow the road and take the right hand turn onto Vicarage Lane. Continue onto Simonscales Lane and turn right onto Riverdale Drive. Take the first left onto Linstock Avenue and number 18 is at the bottom on the right hand side. W3W: ///scouting.fools.curbed

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.

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.

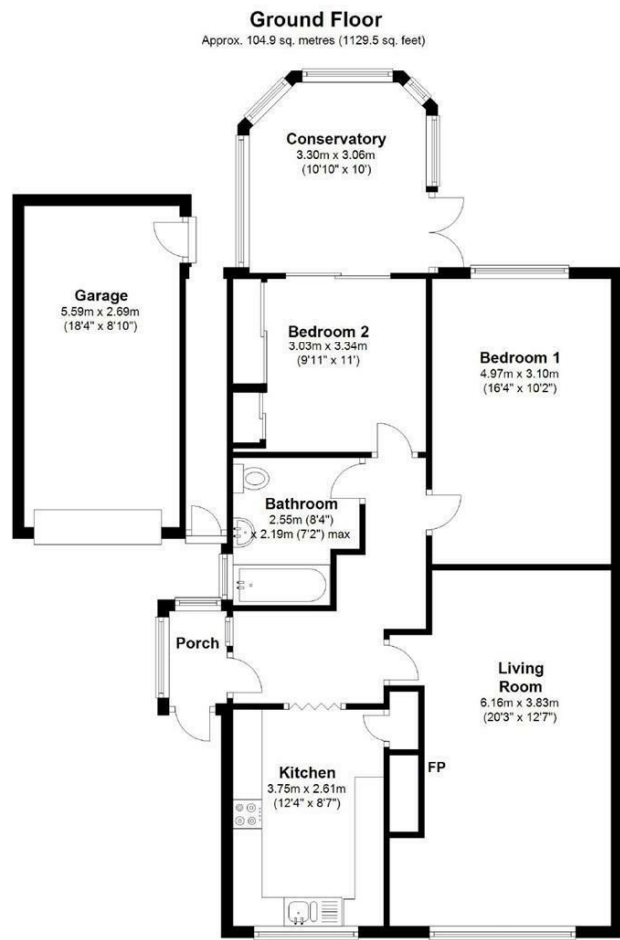
MORTGAGE ADVICE

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.

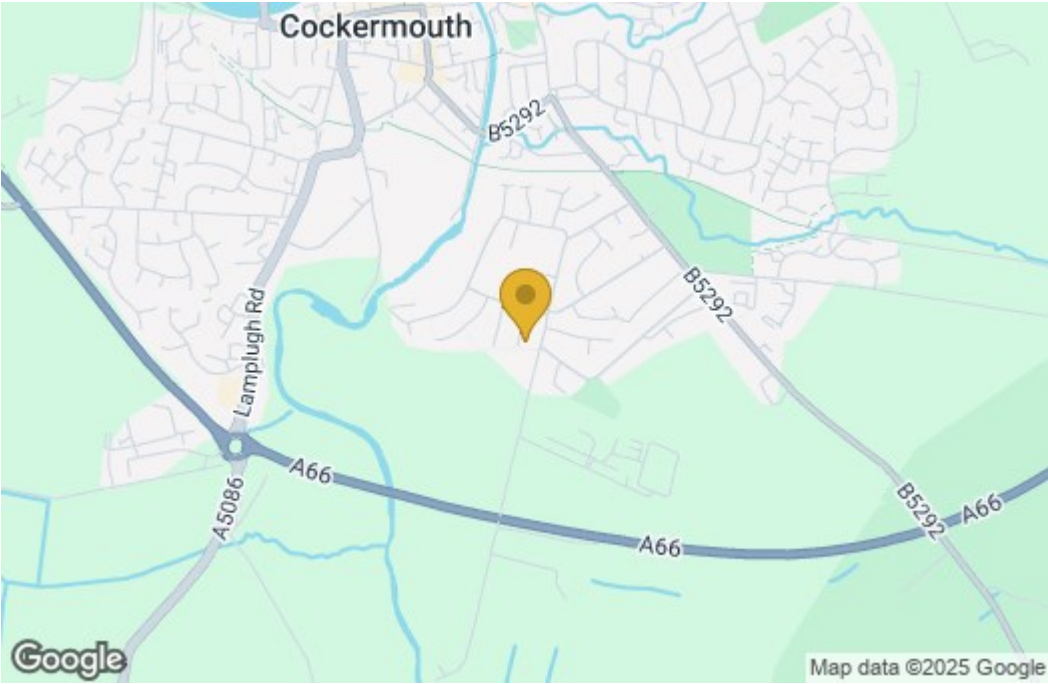
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

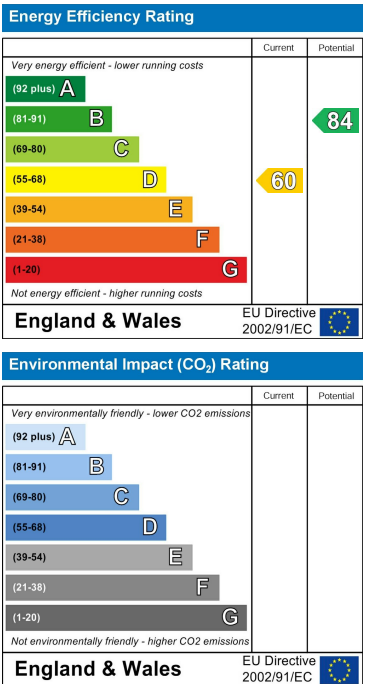


Total area: approx. 104.9 sq. metres (1129.5 sq. feet)

Area Map



Energy Efficiency Graph



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