GRISDALES
PROPERTY SERVICES

8 Fitz Road, Cockermouth, CA13 0AD

£300,000

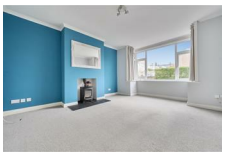
BURSTING WITH TRADITIONAL FEATURES, THIS FIVE STAR HOME TRULY HAS IT ALL!
From the charming multi-fuel stove and large square bay windows to the natural wood floors, coloured glazing, and classic entrance, its character is evident throughout. Lovingly maintained, the property is now ready for a new owner who will appreciate both its charm and its convenience to the town, with easy access to schools, shops etc. Inside, two well-balanced sitting rooms offer generous living space, complemented by a practical kitchen and a bright sunroom. Upstairs, there are three good-sized bedrooms and a well-appointed bathroom. Outside, the home benefits from front and rear gardens, off-road parking, and a single garage—making it a property well worth viewing.
*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

THINGS YOU NEED TO KNOW
Double glazing
Central heating

ENTRANCE
With attractive front entrance area and door leading into the inner hallway.

INNER HALL
With natural stained wooden floor, stairs to the first floor and useful understairs cupboard.

LOUNGE
12'1" x 13'04" (3.68 x 4.06)



With a lovely square bay window bringing in lots of natural light, attractive wood burning stove set into fireplace alcove and set on slate hearth.

DINING ROOM
10'1" x 14'03" (3.07 x 4.34)

With stained wooden floor, feature fireplace, picture rail. Window to the rear.

KITCHEN & SUN AREA
17'03" x 7'1" (5.26 x 2.16)

Well fitted with a range of base units in natural pine with contrasting worksurface over and including fridge/freezer, dishwasher, 1/5 bowl stainless steel sink unit, gas point for a free standing gas cooker. Plumbing for washing machine and space for a fridge/freezer Space for table, door to rear.

FIRST FLOOR LANDING

Spacious landing with coloured glazing to the side windows. Access into the loft.

BEDROOM ONE
16'01" x 11'0" (4.90 x 3.35)

A larger than average double room with attractive large square bay window overlooking the front.

BEDROOM TWO
14'1" x 11'01" (4.29 x 3.38)

Larger than average double room with window overlooking the rear.

BEDROOM THREE
9'09" x 7'1" (2.97 x 2.16)

Spacious single room with shelving.

BATHROOM
7'08" x 8'07" (2.34 x 2.62)

Fitted with shower bath with shower over and curved screen, wash basin and w.c.. White ceramic tiles around sanitary fittings. Striking black and white vinyl floor covering, spot lighting, cupboard housing gas boiler.

DRIVE AND GARAGE

There is a drive which leads to a single garage.

FRONT GARDEN

There is an easy to maintain garden area to the front with raised beds.

REAR GARDEN

Attractive garden to the rear with lawn, borders, paths etc.

OUTLOOK

With a pleasing outlook over rooftops from the rear bedroom.

DIRECTIONS
From Main Street proceed up Station Street keeping right at the traffic lights Go straight ahead up to the cenotaph and at the traffic lights bear left along "The Level". As the road bears left up Mountain View go straight ahead into Fitz Road and No.8 can be found on the right hand side.

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

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.

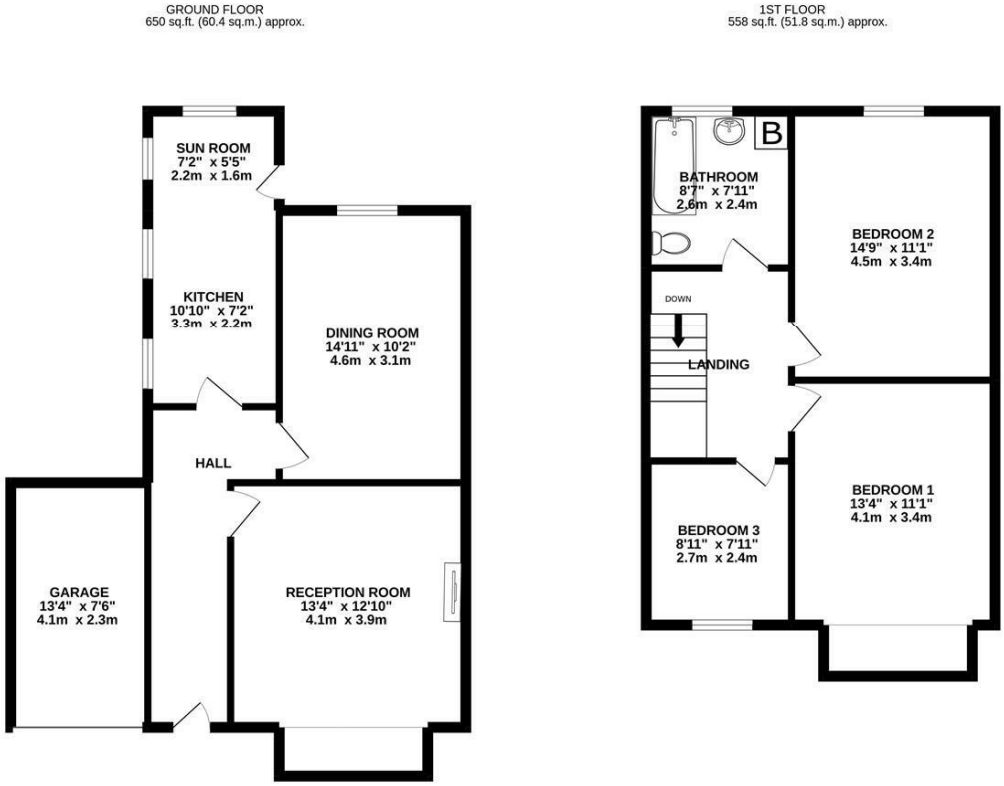
SURVEYS AND VALUATIONS
We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to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



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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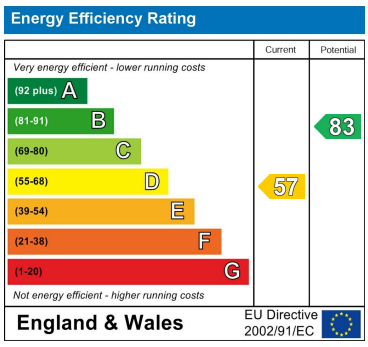
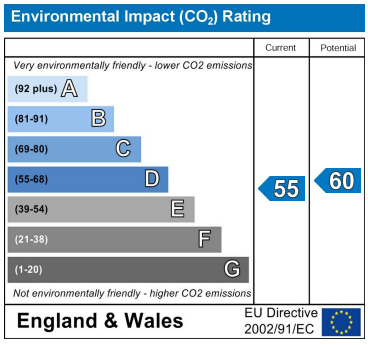
Area Map

Energy Efficiency Graph





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