



45 Isel Road, Cockermouth, CA13 9HJ

£375,000

*** HERE'S A RARE OPPORTUNITY TO CREATE YOUR DREAM HOME IN ONE OF THE MOST SOUGHT AFTER LOCATIONS IN COCKERMOUTH! ***

This super three bedrooomed detached family home on Isel Road stands proudly on an elevated plot with smashing open views to the front and glimpses of the Lake District fells to the rear. Turn left and you're within minutes of Cockermouth School, primary schools, the sports and health facilities and town centre and turn right and you're straight into the countryside.

The house itself, although in need of some upgrading in places, offers some excellent space with larger than expected living and bedrooms but it also lends itself perfectly to being extended – just imagine the space you could create! (STPP).

There's a terraced garden to the front and a large patio to the rear with steps up to lawn with woodland beyond the boundary fence. The morning sun pours in through the rear windows and the front rooms benefit from the afternoon and evening sun and the glow of gorgeous sunsets.

Come and have a look and let your imagination run wild!

THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

ENTRANCE

The property is accessed via a composite door with clear glazing panel to the side. Leads into:

ENTRANCE LOBBY

Part wood clad, with tiled floor and steps into:

INNER HALLWAY

With window to the front, stairs to the first floor and telephone point.

LOUNGE / DINING ROOM



A lovely light and airy room, split into two areas.

LOUNGE

13'10" x 11'4" (4.24 x 3.47)



With coving, television point, wood burning stove on granite hearth within fireplace alcove, and large picture window to the front. Opening into:

DINING AREA

18'4" x 12'0" (5.60 x 3.66)



A particularly spacious dining room with patio doors and window to the rear, coving and cupboard. A part glazed door leads into the kitchen.

KITCHEN

13'9" x 9'0" (4.21 x 2.76)



Fitted with a range of base and wall units in cream with chunky chrome handles, wood effect laminate worktop over and duck egg blue glass splashback. Includes Bosch electric oven with warming drawer below, 5-ring gas hob and Bosch extractor fan. Integrated dishwasher, 1.5 bowl stainless steel sink with mixer tap and integrated undercounter fridge. Breakfast bar peninsula, built-in wine rack with stainless steel shutter, vinyl floor covering, spotlighting. Large window to the rear and upvc door with clear glazing panel to the rear.

CLOAKROOM



Fitted with low-level wc, pedestal wash basin with chrome mixer tap and splashback, chrome ladder style radiator, frosted window into the inner lobby and cupboard with fuse board.

UTILITY ROOM

9'8" x 4'9" (2.97 x 1.47)

Step down into a utility room, with double stainless steel sink unit with cupboards beneath, plumbing for washing machine and space for additional appliance. Tiled floor.

FIRST FLOOR LANDING

With window to the side and access into the loft. Oak veneer doors with chrome ironmongery to all bedrooms and bathroom.

BEDROOM 1

13'3" x 10'3" (4.06 x 3.14)



Double bedroom to the front with coving. Fitted with a range of built-in wardrobes with matte finish and chunky chrome handles. Includes wardrobe space, bedside units and cupboard space.

BEDROOM 2

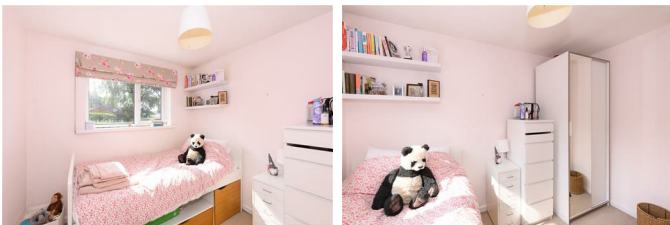
12'5" x 10'5" (3.80 x 3.20)



Double room to the rear.

BEDROOM 3

9'10" x 7'11" (3.01 x 2.42)



Spacious single room to the rear.

BATHROOM



Fitted with bath with clear screen and wall mounted chrome shower and attachments, low-level wc, wash basin with chrome mixer taps, set into grey fronted vanity unit. Built-in cupboards, chrome ladder style radiator, wood effect flooring, frosted windows to the front and side, extractor fan, spotlights and fully tiled throughout with beige ceramic tiles.

OUTLOOK



From the front of the property is a fabulous outlook over the countryside. To the rear is an attractive outlook over the garden to Grassmoor, the Mosser Fells and Burnbank Fell in the distance.

PARKING AND GARAGE



A concrete drive leads to a single garage with up-and-over door, wall mounted boiler and shelving.

FRONT GARDEN



A 2-tiered front garden with path leading to the front door and well established shrub and floral borders.

REAR GARDEN



A path to the side of the property leads to the rear garden, with large circular paved patio area, additional paving, and brick retaining walls with well-established borders. Steps lead up to a summer house, patio, raised decking area and lawn with shrub and floral borders. Garden store to the side and outside tap.

DIRECTIONS



Proceed from Main Street in an easterly directions up Castlegate Drive and Isel Road can be found near the new medical centre on your left hand side. Proceed along Isel Road and our property can be found on the right hand side.

W3W: ///coolest.clean.reference

COUNCIL TAX

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

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

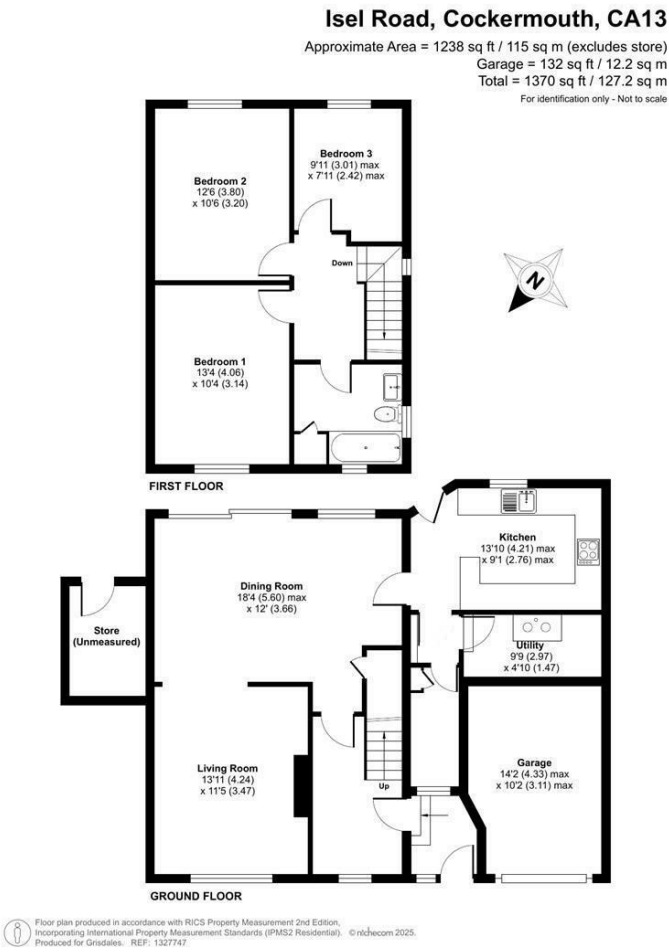
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's

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.

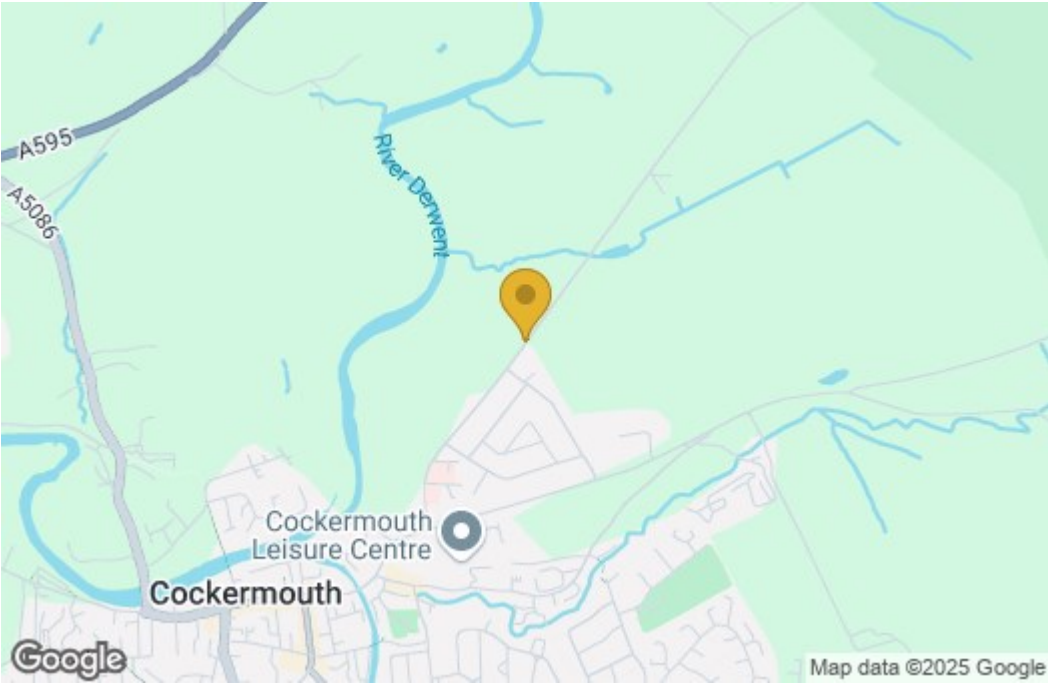
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

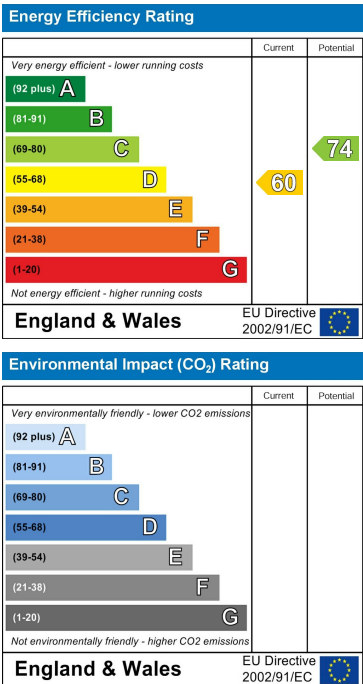
Floor Plan



Area Map



Energy Efficiency Graph



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