



31 Greyrigg Avenue, Cockermouth, CA13 9EJ

£307,995

MOVE IN HERE AND YOU'LL NEVER BE AWAY FROM THE KITCHEN WINDOW!!! Just look at that view of the snow-capped Buttermere fells, and they're just as beautiful in the summer. This is a super two bedroomed detached bungalow with a fantastic and very spacious kitchen diner to the rear and a conservatory which opens up onto a small patio and practical garden. The shower room is modern and there are two double bedrooms, as well as a comfortable lounge with a large window overlooking the cul-de-sac. The front drive has been well finished in brick paviours and can easily park 3 cars (perfect for a caravan!) and there's a single garage with storage space above. Come and have a look and see what you think.....

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

OWNERS' COMMENTS

"I've never been happier in any house I've had. There's a lovely community feel in the cul-de-sac."

THINGS YOU NEED TO KNOW

Gas central heating;

A combination of double and triple glazing.

ENTRANCE

The property is accessed via a uPVC door into:

PORCH

5'11" x 4'11" (1.81 x 1.50)

With windows to two sides, slate flooring and plastic clad ceiling, clear uPVC door and step up leads into:

INNER HALLWAY

With coving, access into the loft, telephone point, wall lighting and white panel doors leading into all rooms.

LOUNGE

13'9" x 13'1" (4.21 x 4.00)



A fabulous light and airy room with a large window overlooking the front, gas fire in gold effect frame on slate hearth with matching surround and pine mantlepiece over, television point.

DINING KITCHEN

25'7" x 10'5" (7.81 x 3.18)



A fabulous room with was extended some time ago and is split into kitchen/dining areas.

DINING AREA

10'5" x 9'3" (3.18 x 2.83)



With spotlighting, coving, louvre fronted cupboard with shelving, ample space for a dining table and opens up into the kitchen.

KITCHEN

15'5" x 10'3" (4.70 x 3.13)



Fitted with a range of base and wall units in oak effect laminate with laminate worktop over and blue mosaic tiled splash-back. The kitchen includes plumbing for a washing machine, integrated dishwasher, 1.5 ceramic sink with chrome mixer tap, 5-ring gas hob and double Belling stainless steel extractor fan, double Synergy electric oven and a good range of cupboards, tile effect laminate flooring, window to the rear overlooking the countryside to the Lorton Fells in the distance and window into the conservatory. Sliding double doors lead into:

CONSERVATORY

13'10" x 7'4" (4.23 x 2.26)



With windows to two sides and double patio doors leading to the side and single door leading to the rear, plastic corrugated ceiling and boxed housing water stop tap and meter.

BEDROOM ONE

11'1" x 10'5" (3.40 x 3.19)



Double room to the front, spotlighting and wall mounted shelves.

BEDROOM TWO

11'0" x 10'5" (3.36 x 3.18)



A double room to the rear with a view over the fells. Coving.

SHOWER ROOM

6'3" x 5'4" (1.93 x 1.63)



Fitted with shower with curved base and curved screen and sliding door with wall mounted chrome shower and attachments and fitted with blue waterproof panelling; white wash basin with chrome mixer tap within white fronted unit with wall mounted chrome fittings, WC and fitted around sanitary fittings with waterproof panelling and frosted window to the rear into the conservatory.

EXTERNALLY



To the front is a small area with shrubs. A wooden walkway leads round to the rear of the property with brick paviour courtyard and steps up lead to the conservatory and raised shrub and floral borders to the rear.

PARKING AND SINGLE GARAGE

15'8" x 9'1" (4.80 x 2.79)



To the front is a paviour drive which comfortably accommodates three cars and this gives access to a single garage with concrete floor and access into the loft storage area. Fitted with a range of shelves and cupboards etc.

DIRECTIONS



From the town centre proceed up Station Street and turn left into Lorton Street. Continue to the top, bear right into Lorton Road and continue for about 0.25 miles. Turn right into Vicarage Lane and bear left at the top. Turn right signed to Riverdale Drive and Greyrigg Avenue is the third turning on the left hand side and this property is located on the left hand side.

COUNCIL TAX

We have been advised by Allerdale Borough 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 BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

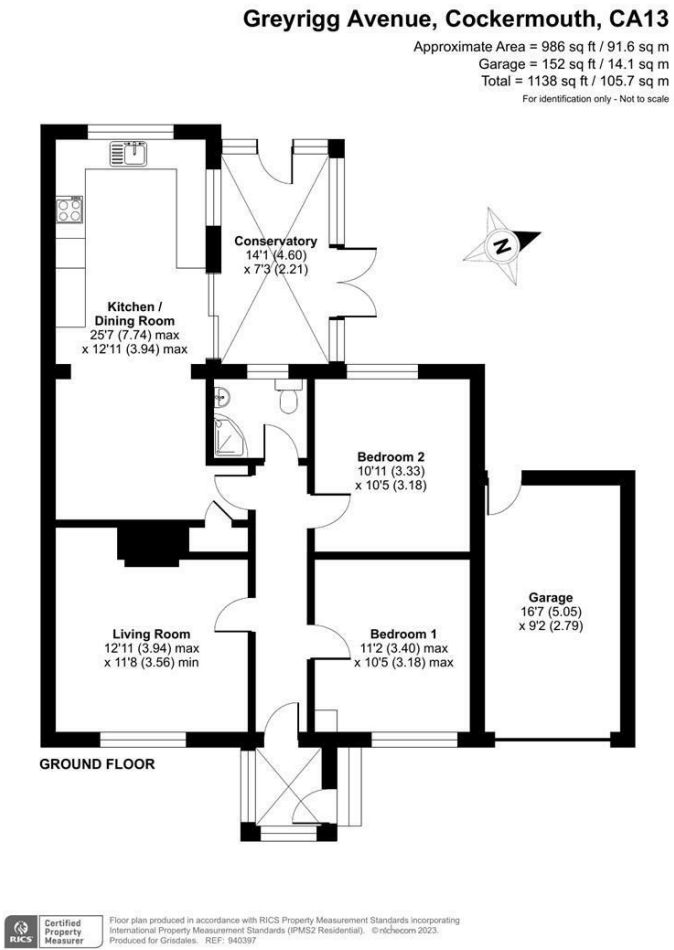
Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

To find out how we can help you realise your dreams, just call your nearest Grisdales office.

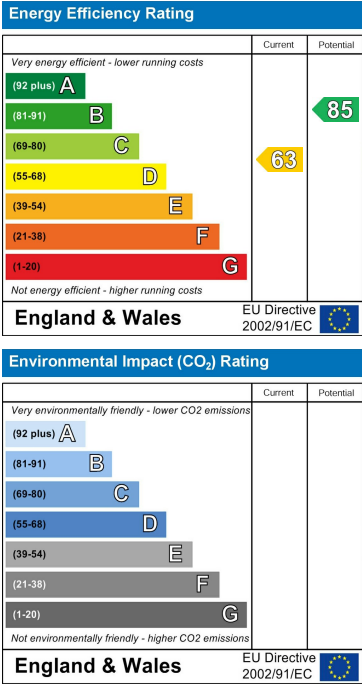
Floor Plan



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.