



# GRISDALES

PROPERTY SERVICES



## 107 Church Meadows, Cockermouth, CA13 0LE

**£145,000**

Completely ready for you to move into! This is a fabulous two bedroomed semi-detached house which sits in a quiet cul-de-sac position with very little passing traffic. Church Meadows always proves popular with first time buyers, investors and those looking to downsize so read this brochure, watch the video and make a viewing! Within the last couple of years it's been completely refreshed with new carpets and decor and a modern and stylish kitchen has been fitted - and wait til you see the shower in the newly fitted bathroom!

The courtyard garden has been flagged with ceramic paving making it an attractive place to be - it's south facing too and fairly private! The front is easy to maintain with off road parking for two cars.

A great location - handy for the primary school, park, shops etc and it's convenient to Cockermouth and the west.  
We think it's pawfect!

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## THINGS YOU NEED TO KNOW

Gas central heating  
Double glazing  
Oak veneer doors throughout

## ENTRANCE

The property is accessed via a stylish and modern composite front door which leads into:

## INNER LOBBY

Which opens out into:

## LOUNGE

13'9" x 12'3" (4.21 x 3.74)



With aspect to the front. Telephone and television points. LED stove on Honister slate hearth. Stairs to the first floor with understairs alcove. Door leading into:

## KITCHEN

12'2" x 7'9" (3.72 x 2.38)



Fitted with a stylish range of base and wall units in white gloss with grey laminate worktop over and matching upstand. Brick effect tiled splash back. Includes stainless steel sink with mixer tap. Miele 4-ring electric hob, concealed extractor fan, Neff double oven. Space for fridge/freezer. Gas central heating boiler. Spotighting. Space for a small table. Upvc door to the rear.

## FIRST FLOOR LANDING

Access into the loft.

## BEDROOM 1

12'3" x 8'11" (3.75 x 2.73)



Double room to the front with airing cupboard and walk-in wardrobe.

## BEDROOM 2

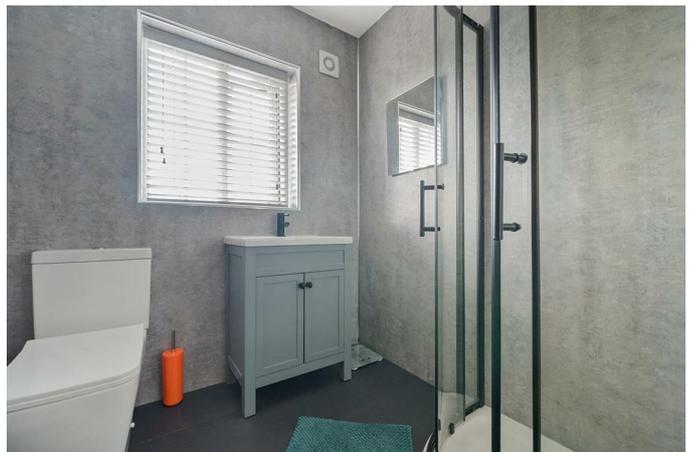
9'4" x 5'11" (2.86 x 1.82)



Spacious single room to the rear. Television point.

## BATHROOM

6'0" x 5'10" (1.84 x 1.79)



Fitted with shower in brushed chrome with curved shower hose and handheld hose; clear sliding door in black frame. White wash basin with black mixer tap set into vanity unit with double cupboard below. Low-level WC. Charcoal grey ladder style radiator. Fitted throughout the bathroom with

waterproof panelling. Charcoal grey tiled floor. Frosted window to the rear. Extractor fan.

## FRONT EXTERNAL



With paving to the front door and access, either on the shillies or the tarmac - space for 2 cars.

## REAR EXTERNAL



Enclosed courtyard garden. Ceramic tiles. Fence to 3 sides. Access to the front via a gate.

## DIRECTIONS

From Cockermouth take the A66 towards Workington. Turn right signed to Great Broughton, go over the bridge, up the hill then turn right signed to Little Broughton. Turn immediately left into Ghyll Bank and proceed up the hill into Church Meadows.

## COUNCIL TAX

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

## 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.

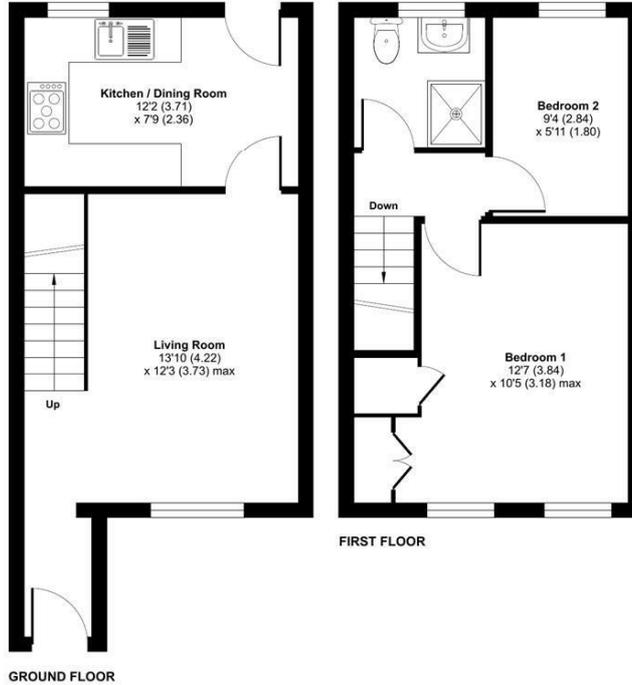
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Church Meadows, Great Broughton, Cockermouth, CA13

Approximate Area = 550 sq ft / 51 sq m

For identification only - Not to scale

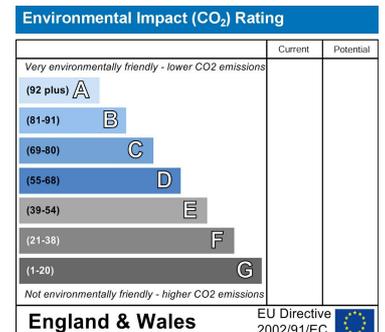
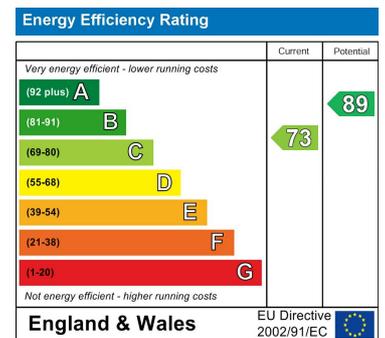


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2024. Produced for Grisdales. REF: 1192685.

Area Map



Energy Efficiency Graph



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