



# GRISDALES

PROPERTY SERVICES



## 49 Gote Road, Cockermouth, CA13 0JB

**£140,000**

ITS ALL ABOUT THE GARDEN AND THE VIEW! Looking right across the cricket pitch to the pavilion, this delightful two bedroomed terrace house is crying out to be loved!

Just on the edge of town with quick access to the Memorial Gardens and the town centre it offers great space and is absolutely perfect for a FIRST TIME BUYER. It needs a little attention inside but fundamentally it's great and offers the traditional space of lounge and kitchen downstairs and two double bedrooms and a bathroom upstairs.

There's gas heating and double glazing too. Parking is on the road at the front.

One of the most appealing features has to be the garden - a rare find with a terrace house and it's a great space to enjoy the outdoors, and the Saturday afternoon cricket!

COME AND HAVE A LOOK!

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

Helping you find your perfect new home...

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

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

## THINGS YOU NEED TO KNOW

Gas central heating  
Double glazing

### ENTRANCE DOOR

Upvc door leading straight into

### LOUNGE

14'2" x 11'1" (4.33 x 3.40)



With attractive gas fire, shelving, television point. Window to the front and door into the inner hallway.

### INNER HALLWAY

7'5" x 6'1" (2.27 x 1.86)

With useful understairs store, stairs to first floor. Door into kitchen.

### KITCHEN

11'1" x 7'6" (3.40 x 2.30)



Fitted with a range of base and wall units in cream gloss with beech effect laminate worktop over. Includes integrated electric oven, gas hob and extractor fan over. Plumbing for washing machine, space for fridge/freezer and stainless steel sink. Concealed boiler, door and window to the rear.

## FIRST FLOOR LANDING

9'6" x 4'7" (2.90 x 1.41)



With airing cupboard and window at half landing level.

### BEDROOM ONE

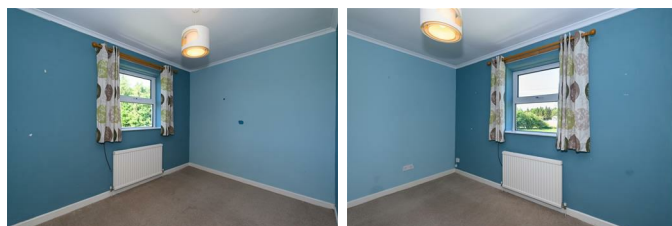
11'1" x 10'9" (3.40 x 3.29)



Double, front

### BEDROOM TWO

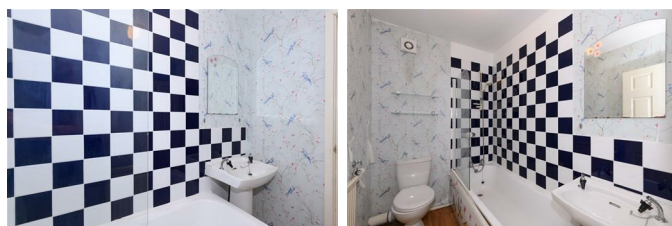
11'1" x 7'6" (3.40 x 2.30)



Double, rear with lovely outlook

### BATHROOM

7'1" x 5'1" (2.17 x 1.55)



Bath and shower over, wash basin and w.c.

## EXTERNALLY



Parking to the road at the front.

To the rear is a concrete area immediately outside the property which leads to an enclosed garden area with an outlook to the adjoining field and cricked pitch beyond.

## OUTLOOK



There's an open outlook to the front towards the allotments and a lovely view from the rear over the garden and cricked pitch to the pavillion.

## DIRECTIONS



From Main Street proceed in a westerly direction passing the Trout Hotel and turn right over the Derwent Bridge into Gote Road whereupon the property can be found on the left hand side.

## 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.

\*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.

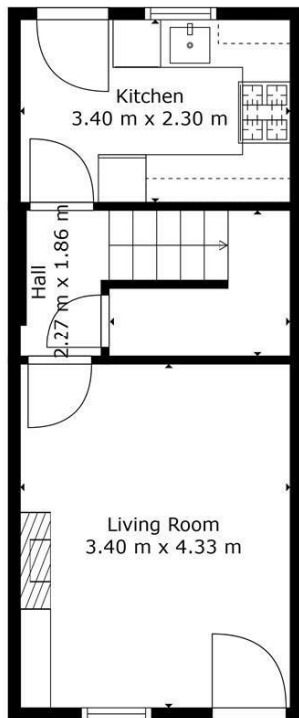
## MORTGAGE ADVICE

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.

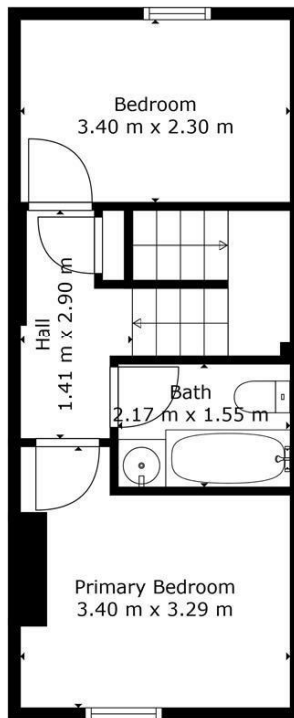
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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



Floor 1



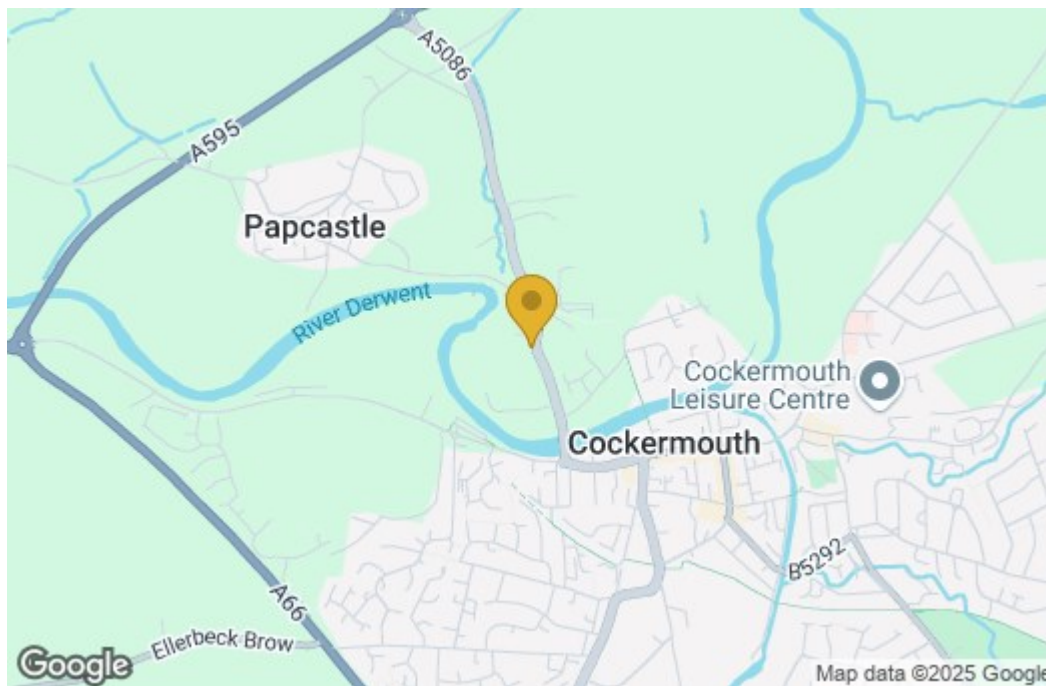
Floor 2



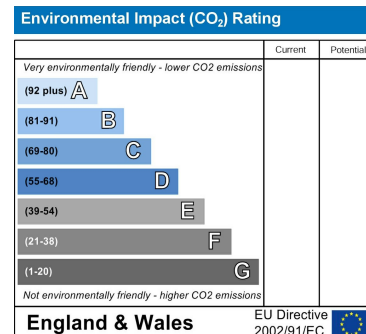
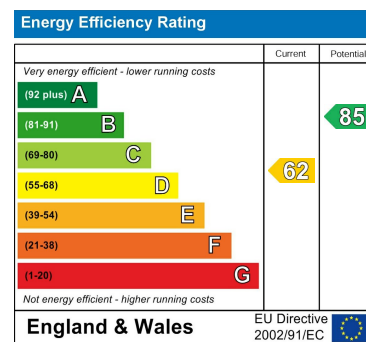
**TOTAL: 60 m<sup>2</sup>**  
 FLOOR 1: 30 m<sup>2</sup>, FLOOR 2: 30 m<sup>2</sup>

Measurements Are For Guidance Only.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.