



# GRISDALES

PROPERTY SERVICES



## 54 Gable Avenue, Cockermouth, CA13 9BU

**Offers Over £340,000**

Occupying an elevated position with a delightful open outlook to the rear, this highly appealing bungalow offers generous accommodation and a great sense of space both inside and out. Well maintained over the years, it is perfectly suited to couples, families or those seeking a more relaxed and manageable lifestyle without compromising on room or comfort. The well planned layout includes three excellent bedrooms, one with its own en-suite, alongside two welcoming reception rooms that provide flexible living and entertaining space and a practical kitchen sits at the heart of the home.

Outside, the property continues to impress with attractive gardens, a driveway and a garage, adding further convenience and appeal.

Ideally placed for easy access to local shops, bus routes, schools, parks and other useful amenities, this is a fantastic opportunity to secure a spacious bungalow in a sought-after and convenient setting.

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

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 heating and double glazing

### ENTRANCE HALL

With store cupboard. Telephone point.

### LOUNGE

11'6" x 14'6" (3.52 x 4.44)



A lovely room with window to the front. Television point, coving and gas fire in brass and black frame set within cream fireplace. Archway to dining room.

### DINING ROOM

10'0" x 8'7" (3.06 x 2.64)



With window to the rear and door into kitchen.

### KITCHEN

9'11" x 8'9" (3.04 x 2.67)



Fitted with a good range of base and wall units in natural wood with laminate worktop over and tiled splashback and includes sink unit with mixer tap, integrated oven with gas hob and extractor fan over. Plumbing for dishwasher. Tiled floor, aspect to the rear. Door to utility room.

### UTILITY ROOM

8'6" x 6'2" (2.60 x 1.89)



Fitted with matching fittings to those in the kitchen. Tiled floor, wall mounted boiler, plumbing for washing machine and space for second appliance. Door to the rear and pedestrian door to the garage.

### BEDROOM 1

13'3" x 11'0" (4.06 x 3.36)



Double room to the rear and door to en-suite

### EN-SUITE



Fitted with shower enclosure, wash basin and w.c. Tiled around sanitary fittings.

### BEDROOM 2

12'0" x 8'7" (3.66 x 2.64)



Double room with an aspect to the front.

### BEDROOM 3

8'9" x 8'4" (2.68 x 2.56)



Single room with an aspect to the front

### FAMILY BATHROOM



Fitted with bath and tap connected shower, wash basin and w.c. Attractive tiling to walls and floor.

## PARKING AND DRIVE



There is parking on the front for two cars and access to a single garage.

## FRONT GARDEN



Lawn to the front with borders and planting.

## REAR GARDEN



Patio area with steps leading down to a lawn.

## DIRECTIONS

From Main Street, proceed up Station Street, turn left into Lorton Street, over the bridge and turn left at the top into Kirkgate. The road bears immediately right into Windmill Lane. Follow the road right to the end and turn left into Slatefell Drive, right again into Gable Avenue, where the property can be found.

## COUNCIL TAX

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

## 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

Gable Avenue, Cockermouth, CA13

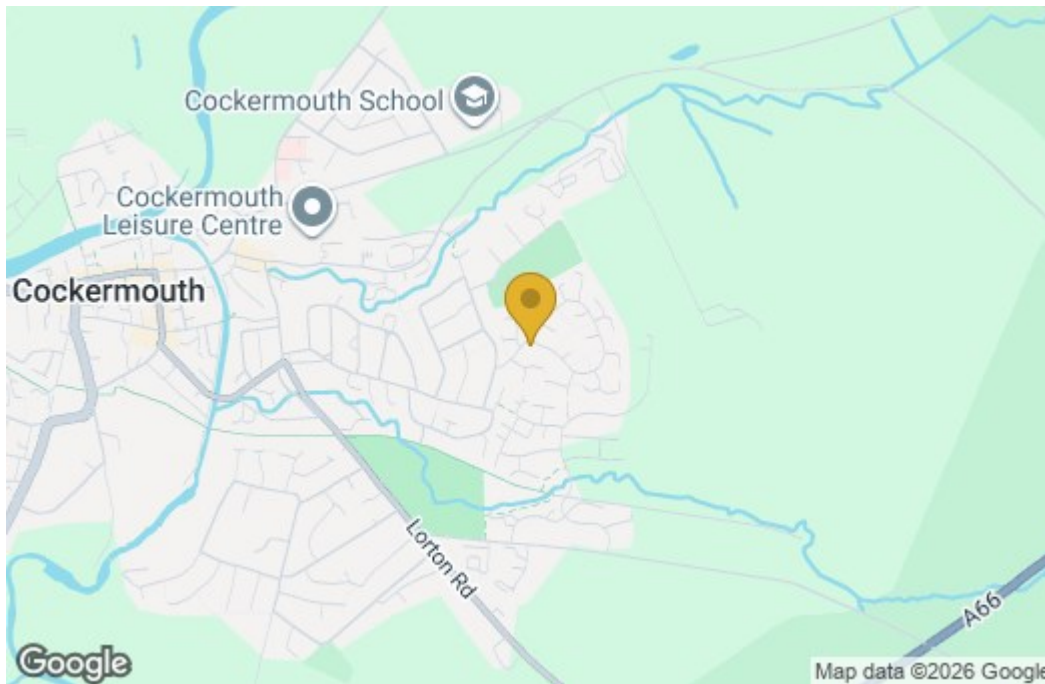
Approximate Area = 943 sq ft / 87.6 sq m  
 Garage = 145 sq ft / 13.4 sq m  
 Total = 1088 sq ft / 101 sq m  
 For identification only - Not to scale



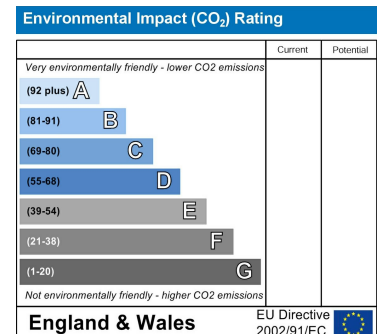
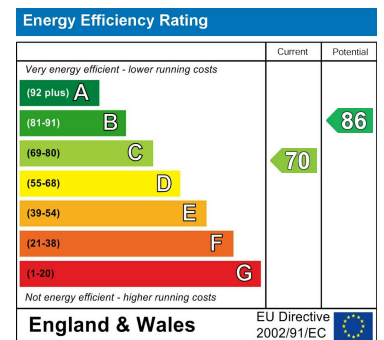
GROUND FLOOR

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rictxcom 2025. Produced for Grisdales. REF: 1446759

Area Map



Energy Efficiency Graph



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