



# GRISDALES

PROPERTY SERVICES



## 20 Croftside, Cockermouth, CA13 9QX

**£130,000**

You don't have to go far to watch a game of boules! Perfectly located for the bowling green, town centre and a smashing riverside walk there is no better place to be than at Croftside. With a well fitted kitchen and shower room, fabulous south facing lounge and two double bedrooms you will be hard pressed to find somewhere comparable in Cockermouth. It's perfect if you're an elderly person wanting easy living – you can sit and enjoy the boules with a cucumber sandwich and a cup of tea; if you're a first time buyer it's ready to move into, or if you're an investor looking for the ideal buy-to-let property then you'll get a return of about 4.5-5% and you should have very few void periods. Gas heating and double glazing are installed and there are two outside stores too.

\*\*\* 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 central heating  
Double glazing

### ENTRANCE LOBBY

5'3" x 4'4" (1.61 x 1.33)



Black painted door with brass ironmongery gives access to the Entrance Lobby. Doors leading into kitchen and lounge.

### LOUNGE

16'9" x 11'6" (5.12 x 3.53)



A lovely light and airy room with a large window overlooking the bowling green; television point; telephone point; wall mounted gas fire.

### KITCHEN

11'1" x 10'5" (max)/approx (3.38m x 3.18m)  
(max)/approx)



Fitted kitchen with a good range of base and wall units in pale grey with chunky chrome handles and contrasting laminate worktop over. White ceramic tiled splashback; 1.5 bowl grey sink unit with chrome mixer tap; plumbing for washing machine; integrated electric oven with 4 ring gas hob over;

stainless steel extractor fan. Space for fridge freezer; space for small table; LED spotlights

### INNER LOBBY

With useful shelved cupboard.

### BEDROOM ONE

11'6" x 10'9" (3.52 x 3.30)



With aspect towards the bowling green; spacious double room.

### BEDROOM TWO

10'10" x 10'10" (3.32 x 3.32)



Spacious double room.

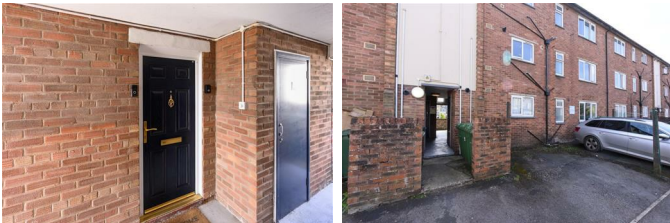
## SHOWER ROOM

7'5" x 4'11" (2.28 x 1.51)



Fitted with curved shower base and door with wall mounted chrome shower and attachments; low level wc; white round wash basin with chrome freestanding chrome mixer tap set into grey fronted cupboards with black work surface over. Chrome ladder style radiator; vinyl floor covering. Fully fitted throughout with grey plastic wall boards; LED spotlighting; extractor fan.

## EXTERNAL



Located by the front door is a storage cupboard with Potterton boiler and shelving  
At the back of the development in a brick built row of similar store rooms is a useful walk-in store ideal for bike storage etc.

## DIRECTIONS



From Cockermouth Main Street, turn into Challoner Street then first left into Croftside. The development is on the right and No 20 overlooks the parking area at the rear of the Conservative Club. It can be accessed from walking through the opening or from the bowling green 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.

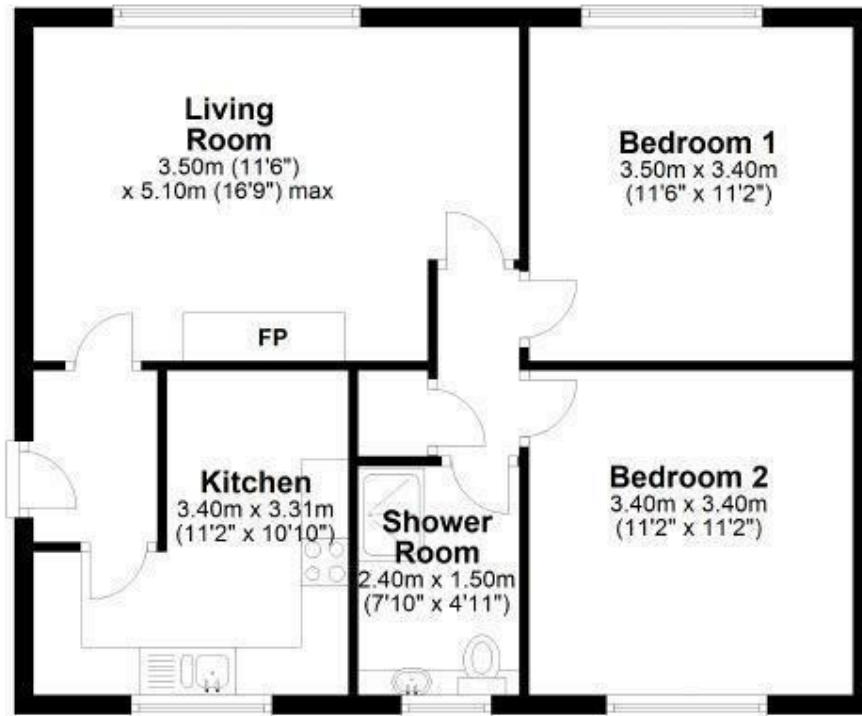
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

**Ground Floor**

Approx. 59.7 sq. metres (643.0 sq. feet)



Total area: approx. 59.7 sq. metres (643.0 sq. feet)

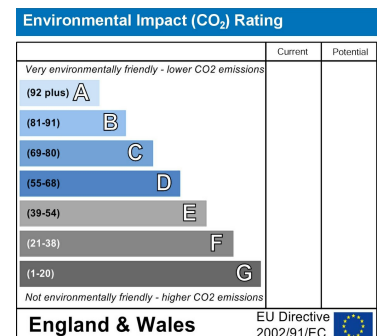
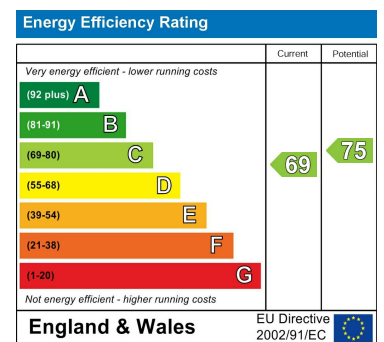
Measurements are approximate. Not to Scale. Illustrative purposes only.  
Plan produced using PlanUp.

**20 croftside, Cockermouth**

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.