



GRISDALES

PROPERTY SERVICES



5 Stables Court Derwent Street, Cockermouth, CA13 0EZ

£167,000

FOR EASY LIVING, THIS IS THE ONE!

Located within level walking distance of the town centre, Memorial Gardens with river and park and a nearby supermarket this super three bedroomed semi-detached house offers great space, all ready to move into, yet with opportunities for you to put your stamp on it. Forming part of a small and modern development of similar homes, it offers a private and enclosed garden to the rear with allocated off road parking in the courtyard.

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

Helping you find your perfect new home...

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

Hardwood door with brass ironmongery leads into:

ENTRANCE HALL

With laminate floor, telephone point, coat hooks, stairs to the first floor and door leading into:

LOUNGE

15'5" x 12'6" (4.71 x 3.83)



With window to the front, television point, coving and modern gas fire in black and brass surround set into slate mantelpiece with matching hearth. Dark stained shelving within the understairs alcove and laminate floor.

DINING KITCHEN

15'7" x 8'11" (4.75 x 2.73)



Fitted with a great range of kitchen units including drawers and cupboards in cream gloss with chrome handles and wood effect laminate worktop over with matching upstand and splash-back. Includes stainless steel sink with modern mixer tap, plumbing for washing machine, integrated fridge/freezer, space for gas/electric oven, glass splash-back and chrome and glass extractor fan over. Spotlights, window to the rear, ample space for a dining table, wall mounted gas boiler and double patio doors to the rear.

FIRST FLOOR LANDING

With access into the loft and to three bedrooms. Cupboard with shelving.

BEDROOM ONE

11'5" x 8'10" (3.50 x 2.70)



Double room to the front.

BEDROOM TWO

13'0" x 8'10" (3.97 x 2.70)



Double room to the rear, television point.

BEDROOM THREE

7'6" x 6'5" (2.30 x 1.98)



A single room to the front.

FAMILY BATHROOM

6'5" x 6'0" (1.96 x 1.85)



Fitted with bath with two chrome taps and clear Perspex screen in chrome frame and wall mounted chrome shower and attachments, low level WC, and white pedestal wash basin with chrome taps. Fitted around sanitary fittings with modern cream tiles, frosted window to the rear, extractor fan and blue tiled floor.

EXTERNAL - REAR GARDEN



Enclosed garden area with paving and shillies.

EXTERNAL - PARKING



Allocated parking for one car within the courtyard.

DIRECTIONS

From the Main Street proceed westerly passing The Trout Hotel. Just before the mini roundabout, turn left onto Derwent Street and the property is located on the left just past the open entrance to Stables Court.

COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) that this property is placed in Tax Band B.

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

Derwent Street, Cockermouth, CA13

Approximate Area = 778 sq ft / 72.2 sq m
For identification only - Not to scale

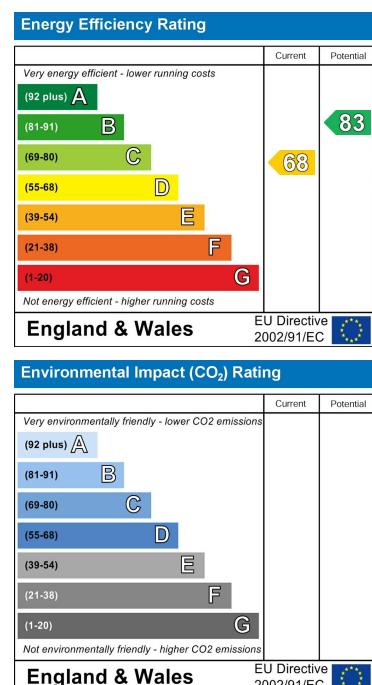


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2024.
Produced for Grisdales. REF: 1118312

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.

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