



# GRISDALES

PROPERTY SERVICES



## 42 Laureates Lane, Cockermouth, CA13 0HY

**£259,950**

WELCOME TO YOUR LOVELY NEW HOME!

Located within this modern and popular estate you'll find this great three bedroom semi-detached house which offers some great space and is perfectly fitted for the most discerning of purchasers. It's very light and airy, has a gorgeous and very practical cream gloss kitchen and three good sized bedrooms on the first floor. The lounge faces the front and there are patio doors which lead to a good sized rear garden with paving, lawn and a shed. There's off road parking for two cars on the drive and you're soon into Cockermouth or the A66.

All ready for a new owner....

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](mailto:cockermouth@grisdales.co.uk)

## OWNERS' COMMENTS

"This house has been a perfect starter home for us and a place that will remain dear to us as we have shared many happy moments here. This is where we have grown our family, our neighbours have become friends for life, and realised we could be together 24/7 through lockdown. It is also where I learned that I can, in fact, keep plants alive! The garden has brought me a lot of joy, I will genuinely miss this as our home."

## THINGS YOU NEED TO KNOW

Gas central heating and double glazing.

## ENTRANCE

The property is accessed via a composite door with a frosted glazing panel, and that leads into:

## INNER HALL

With inset foot mat, wood effect flooring, stairs to the first floor, useful understairs cupboard and frosted window to the side.

## CLOAKROOM

7'4" x 3'0" (2.24 x 0.93)

With low level WC with concealed cistern and chrome flush panel, wash basin with chrome mixer tap and white ceramic tiled splashback set into white fronted cupboard below. Frosted window to the front, coat hooks and white tiled floor, extractor fan and spotlight.

## LOUNGE

15'11" x 11'1" (4.87 x 3.39)



With continuation of hall flooring, television point and large window overlooking the front.

## KITCHEN/DINER

18'2" x 9'8" (5.54 x 2.96)



Fitted with a good range of base and wall units in cream with chunky chrome handles and wood effect laminate worktop over with matching upstand. Includes integrated Bosch

electric oven with 4-ring gas hob, stainless steel splashback and concealed extractor fan, 1.5 bowl stainless steel sink and mixer tap, concealed gas boiler, plumbing for washing machine and dishwasher and integrated fridge/freezer. White tiled floor, ample space for a dining table, spotlighting, window to the rear and uPVC doors to the rear.

## FIRST FLOOR LANDING

Window to the side, access into the loft and two useful cupboards.

## BEDROOM ONE

11'5" x 10'11" (3.49 x 3.35)



Spacious double bedroom to the rear with built-in cupboard with shelf and hanging space.

## BEDROOM TWO

11'5" x 9'4" (3.50 x 2.86)



A double bedroom to the front with built-in wardrobe with shelf and hanging space.

## BEDROOM THREE

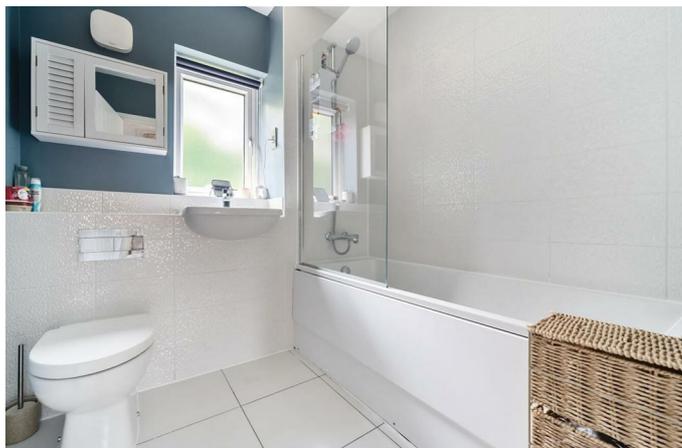
8'6" x 7'9" (2.60 x 2.38)



Single room to the front.

## FAMILY BATHROOM

6'10" x 5'7" (2.09 x 1.72)



With bath and shower over with wall mounted chrome shower and attachments and clear shower screen, white wash basin with chrome mixer taps set into unit with low level WC and chrome flush panel. Shaver point, frosted window to the rear, white tiled floor and spotlighting.

## EXTERNAL - REAR GARDEN



There is a paved area immediately in front of the property with large garden shed and lawn with raised border beyond, outside tap and a gate leads round to the front.

## EXTERNAL - FRONT GARDEN

Small lawn area with steps leading to the front door and off road parking for two on the drive at the side.

## DIRECTIONS

From Main Street in Cockermouth, travel west past Wordsworth House, onto Crown Street and continue over the mini-roundabouts onto Low Road. Keep going straight ahead at the next mini-roundabout past the Lakes Homecentre, and follow the road out of town for a short while. The Laureates development will soon be on your left.

## COUNCIL TAX

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

## 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.

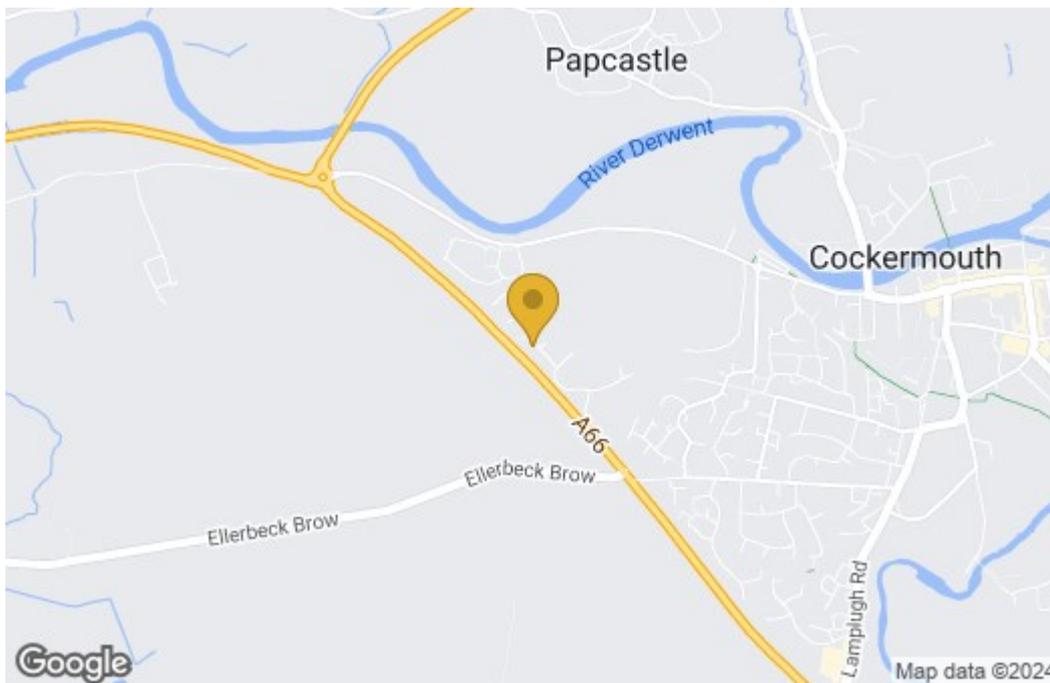
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

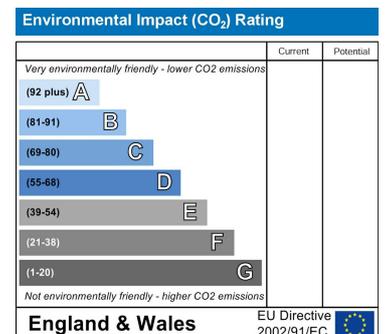
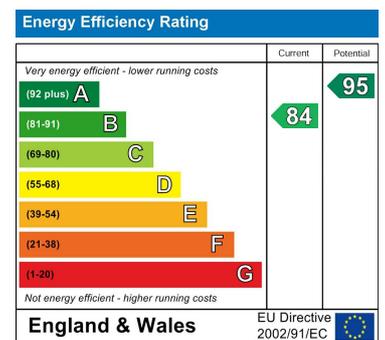
Floor Plan



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.