



# GRISDALES

PROPERTY SERVICES



## 15 Laureates Lane, Cockermouth, CA13 0HY

**£227,995**

WE ARE DELIGHTED TO BE SELLING THIS GORGEOUS TWO BEDROOMED SEMI-DETACHED HOUSE!

And not only does it have a super conservatory but a landscaped back garden, off road parking for two cars and a delightful south facing outlook over the play park to the front! Built well and with only one previous owner it's with great reluctance that it's being offered for sale but it'll make you a delightful home and with the modern and stylish fittings there's not much you need do to it.

Perfectly located, it's about a mile from the town centre (level) and along the way you'll come across a large home store with cafe, a supermarket and park, not to mention a great selection of shops, eateries etc within the town as well as Outstanding Schools and good sports and leisure facilities.

\*\*\* 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 and double glazing;  
Chrome and white light sockets and switches etc;  
White painted doors throughout with chrome ironmongery.

## ENTRANCE

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

## INNER HALL

With grey ceramic tiled floor, stairs to the first floor, cupboard housing electric box, doors to the kitchen and lounge and cloakroom.

## CLOAKROOM

Continuation of hallway flooring and fitted with low level WC with concealed cistern and chrome flush panel, small wash basin with chrome mixer tap with cupboard below and tiled splashback. Wall mounted medicine cupboard and spotlight.

## LOUNGE

12'11" x 11'7" (3.94 x 3.55)



Accessed via a part glazed door with bevel edged glass and chrome ironmongery. Double doors and window into the conservatory. Television point.

## CONSERVATORY

12'11" x 9'6" (3.96 x 2.91)



Fitted with wood effect vinyl floor covering, windows to three sides and double doors to the rear garden. Glass roof.

## KITCHEN



Fitted with a stylish range of base and wall units with a gloss finish and with chunky chrome handles and a grey laminate worktop over with matching upstand. Includes integrated fridge/freezer, integrated double electric oven, 4-ring gas hob, stainless steel splashback and concealed extractor. 1.5 bowl stainless steel sink with mixer tap, concealed gas boiler and washing machine, cream ceramic tiled floor. Space for a small table.

## FIRST FLOOR LANDING

Giving access to both bedrooms and bathroom.

## BEDROOM ONE (REAR)

12'11" x 10'2" maximum (3.95 x 3.11 maximum)



With two windows overlooking the rear. A spacious double bedroom.

## BEDROOM TWO

10'9" x 9'2" (3.28 x 2.81)



Double bedroom to the front with two cupboards.

## BATHROOM

7'1" x 6'4" (2.18 x 1.95)



Fitted with shower base, double sliding doors and wall mounted chrome shower and attachments. White wash basin with chrome mixer tap and low level WC. Frosted window, extractor fan, spotlighting, chrome ladder style radiator and grey ceramic tiled floor.

## EXTERNALLY - FRONT

Gravelled area to the front and path to the front door.

## PARKING

There is parking on the drive for two cars.

## EXTERNALLY - REAR



A path leads to the rear of the property which opens up to an attractive landscaped garden with astro-turf, raised border and large shed.

## ASPECT

From the front there's a very pleasant open aspect over the play park and to the woodlands to 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. Turn into the development and follow the road round - it's just before Wrens Lane on the left hand side.

## 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.

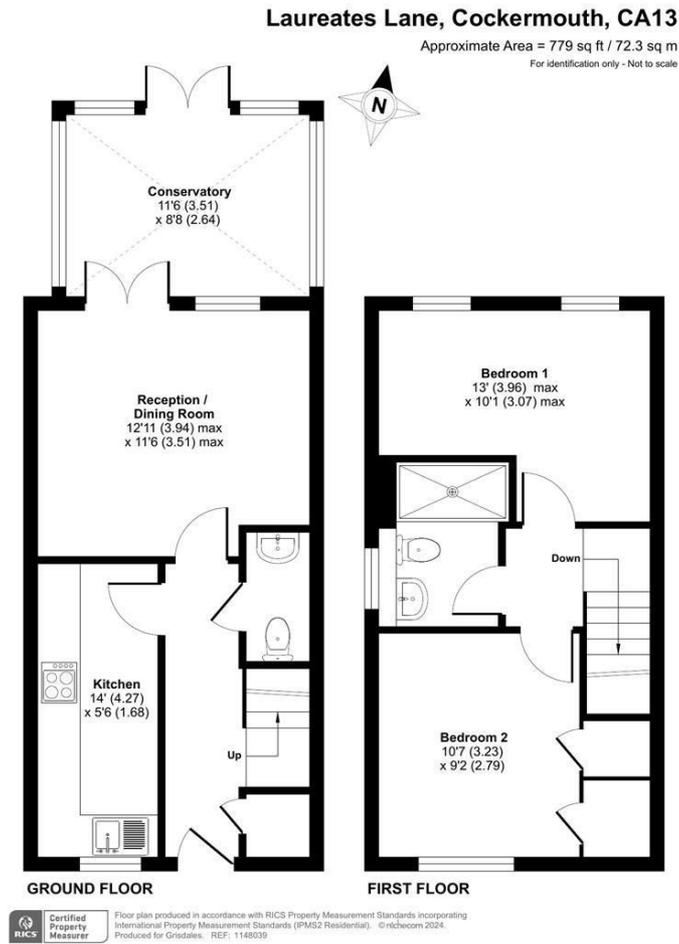
### **MORTGAGE ADVICE**

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.

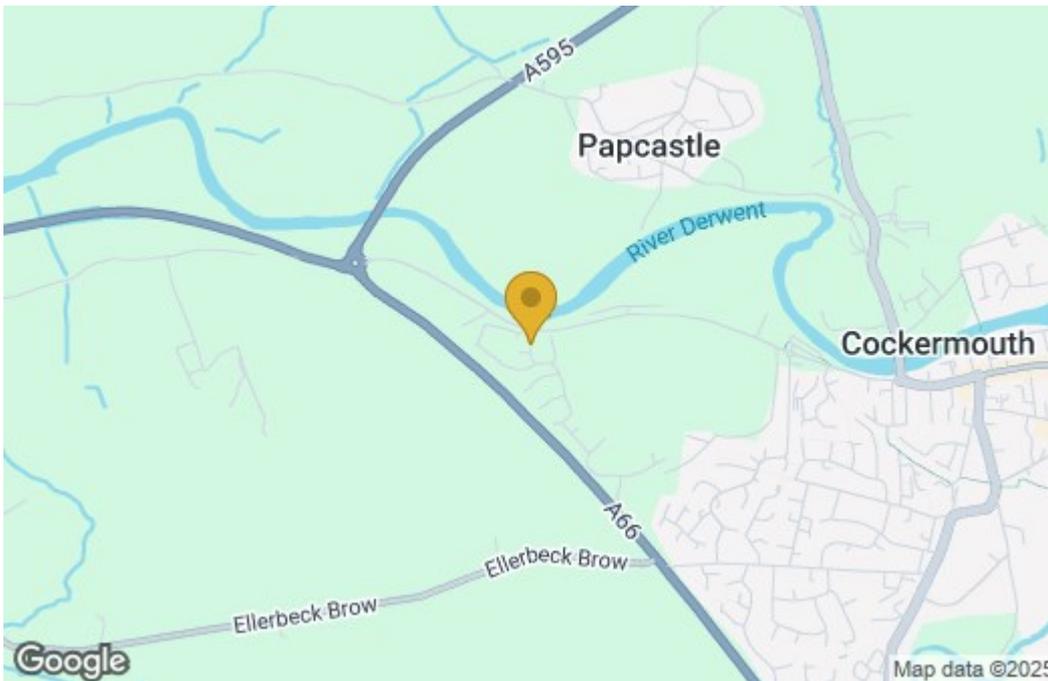
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

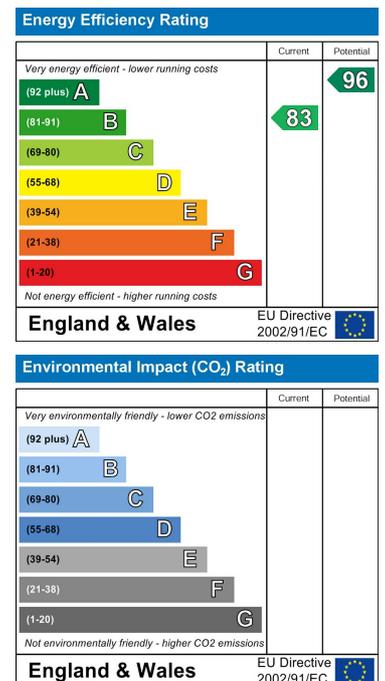
Floor Plan



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.