



# GRISDALES

PROPERTY SERVICES



## 47 Oaktree Crescent, Cockermouth, CA13 9HP

**£210,000**

### LOOKING FOR A PROJECT?

In need of love and attention this delightful two bedroomed semi-detached bungalow is looking for a new owner, and someone who is prepared to upgrade and refresh it to the standard it deserves. Located on Oaktree Crescent, it's within a 15 minute comfortable walk of the town centre where there's a super array of independent shops, eateries etc. The sports centre and GP/pharmacy centre are minutes away as is Cockermouth School - and there's also easy access to some great walks as well.

Inside there's an entrance hallway, lounge, kitchen, bathroom and two double bedrooms and outside, there's a driveway, single garage and an easy to maintain front garden. From the rear patio there's a delightful outlook and steps lead down to a garden.

This bungalow is not just a property; it is a canvas awaiting your creative vision. Whether you are a first-time buyer, a downsizer, or an investor, this home offers the chance to craft a space that reflects your style and needs. Embrace the opportunity to breathe new life into this charming bungalow and make it your own.

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

## THINGS YOU NEED TO KNOW

Gas central heating and Double glazing.

## INNER LOBBY

The property is accessed via UPVC door with coloured frosted glazed panel. Leads into inner lobby with inset foot mat and glazed door leading into:

## INNER HALL

14'5" x 4'5" (4.41 x 1.35)



With access to the loft.

## LOUNGE

13'1" x 12'9" (4.00 x 3.90)



With bay window to the front with natural wood window sill. Coving and television point.

## KITCHEN

12'9" x 10'8" (3.90 x 3.270)



Fitted with a range of base and wall units in wood effect with laminate work top up over and ceramic tile splashback. Stainless steel sink, space for gas cooker, extractor fan and plumbing for washing machine.

Window to the rear, UPVC door to the rear and wall mounted gas heater.

## BEDROOM ONE

12'2" x 10'6" (3.71 x 3.22)



Double room to the front with shelving.

## BEDROOM TWO

10'10" x 10'6" (3.31 x 3.22)



Double room to the rear with coving.

## BATHROOM

6'10" x 5'6" (2.09 x 1.69)



With walk in shower, clear screen and chrome frame, low level WC and wash basin set into white fronted vanity unit with black work top, tiled splashback and fully fitted throughout with ceramic tiles. Chrome ladder style radiator and coving.

## GARAGE & PARKING



A paved drive leads to a single garage with up and over door.

## FRONT GARDEN



Enclosed front garden with brick retaining walls and shrubs to the centre and the path leads to the front door.

## SIDE AND REAR



A concrete path leads round to the garden with paving and steps up to the back door. Steps lead down to a garden which is mainly laid to lawn with shrub and floral borders and two large Conifer trees.

## OUTLOOK



Pleasing outlook over rooftops to the countryside in the distance.

## DIRECTIONS



W3W : launch.gobbling.startles

From the Grisdales Office continue along Main Street towards Castlegate Drive, take the first left onto Isel Road and then the first right onto Oaktree Crescent.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) 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

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

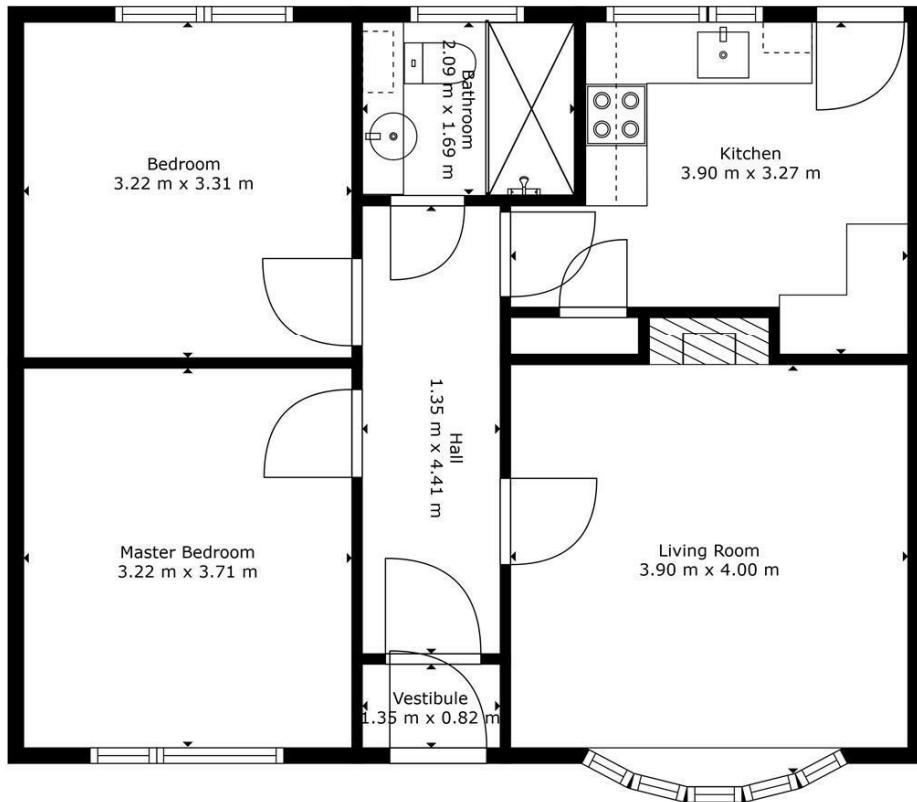
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

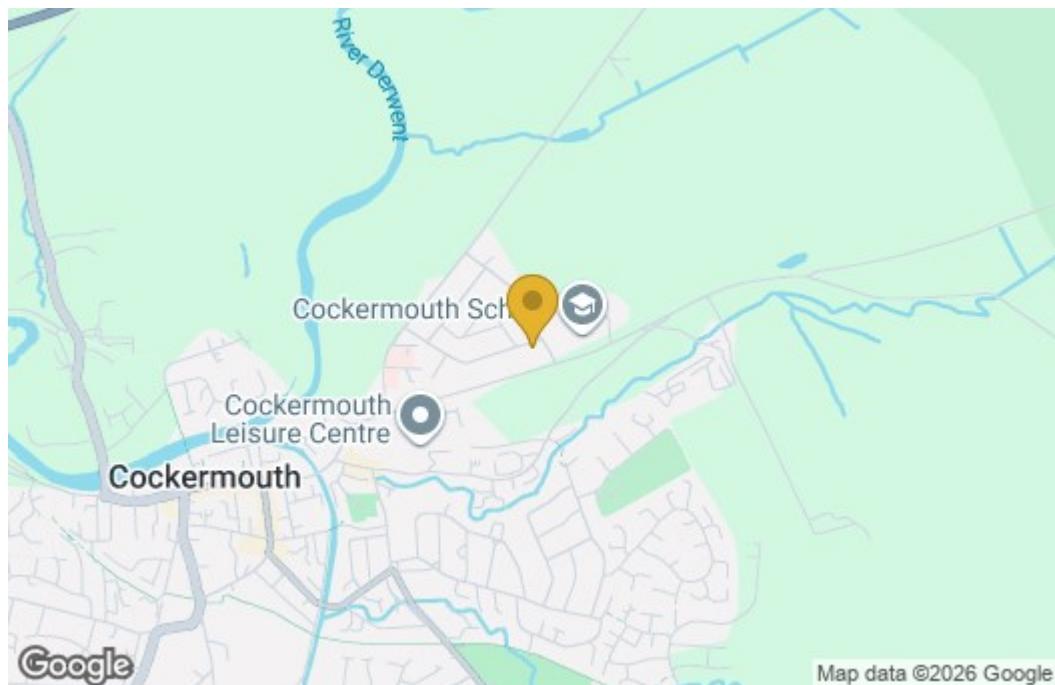
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

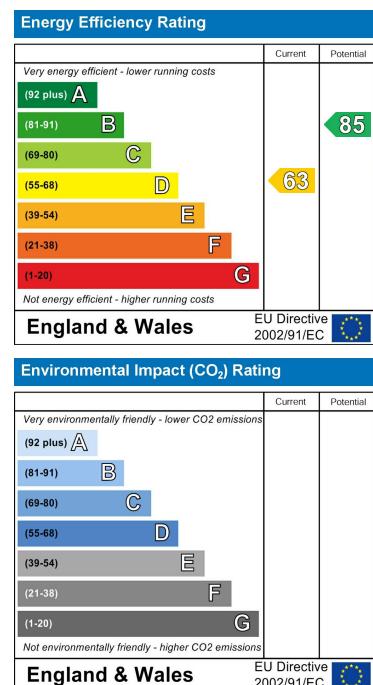


Measurements Are For Guidance Only.

## 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.

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