



# GRISDALES

PROPERTY SERVICES



**23 Low Road Close, Cockermouth, CA13 0GU**

**£280,000**

For modern day family living this is the home for you!

This is a super town house with wonderfully flexible accommodation which gives the opportunity of having either 3, 4 or 5 bedrooms or up to 3 reception rooms – the choice is yours! The front door takes you into a welcoming hallway which leads to a super-spacious dining kitchen which has been well fitted with a good range of modern cabinets and ample space to eat – this is a perfect family room which opens up into a modern extension with bi-fold doors which bring the outside in, or the inside out! Upstairs there's a large room with south facing Juliette balcony overlooking the rear which is currently used as a double bedroom but would also make a stunning first floor lounge. The family bathroom is spacious and there is a single bedroom and up on the second floor there are two double bedrooms, one with an en-suite. There's off road parking on the front and a private patio and garden to the rear which leads up the bank with access round the side.

Perfectly situated within level walking distance of the town centre and handy for local shops, the park, schools and other amenities. All in all an absolutely terrific home which will certainly meet your needs!

**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)

## WHAT YOU NEED TO KNOW

A payment of £200 per annum is payable for the maintenance of common areas.

Gas central heating

Double glazing

White internal doors with black ironmongery

## ENTRANCE

The property is accessed via a white painted door with clear glazing panel, and that leads into:

## ENTRANCE HALL

With grey tiled floor, stairs to the first floor, radiator cover and two useful under stairs cupboards.

## RECEPTION ROOM ONE

10'1" x 8'0" (3.08 x 2.45)



With an aspect to the front and would suit a variety of uses including study, dining room, bedroom or utility area. Includes plumbing for washing machine with wall mounted laminate worktop over.

## CLOAKROOM

6'1" x 3'1" (1.87 x 0.96)

Fitted with low level WC, pedestal wash basin with two chrome taps and white ceramic tiled splash-back, grey ceramic tiled floor and extractor fan.

## OPEN PLAN FAMILY ROOM



Incorporating dining kitchen and sitting room as follows:

## DINING KITCHEN

14'4" x 12'6" (4.39 x 3.82)



Fitted with a range of base and wall units in white with chrome handles and white ceramic tiled splash-back and wood effect laminate worktop over. Includes 1.5 white sink unit with chrome mixer tap, plumbing for washing machine and dishwasher. Integrated electric oven with 4-ring gas hob over and concealed extractor fan and freestanding centre aisle unit (is included in the sale). Spotlight; grey ceramic tiled floor, space for a fridge/freezer and ample space for a dining table. Opening up into:

## SITTING ROOM

10'8" x 9'7" (3.27 x 2.93)



A superb addition to the rear of the property giving direct access into the garden and offering lovely dining or relaxing space. Anthracite colour triple bi-fold doors with windows above and to the side. Attractive herringbone style flooring, modern white vertical radiator, television point and spotlights.

## FIRST FLOOR LANDING

Giving access to the second floor, two bedrooms and the bathroom.

## BEDROOM ONE/LOUNGE

14'3" x 10'7" (4.36 x 3.25)



A lovely bright and airy room which could be used either as a second reception room or double bedroom (as is), with Juliette balcony and coving. A spacious double room with a south facing aspect over the rear garden.

## BEDROOM TWO

8'2" x 8'2" (2.51 x 2.51)



Spacious single bedroom to the front.

## FAMILY BATHROOM

8'3" x 6'9" (2.52 x 2.07)



Fitted with bath with two chrome taps and shower over with chrome attachments and clear shower screen, low level WC and pedestal wash basin with chrome taps. Fitted around sanitary fittings with white ceramic tiles, patterned vinyl floor covering, airing cupboard housing cylinder tank, extractor fan.

## SECOND FLOOR LEVEL

Landing with access into the loft.

## BEDROOM THREE

14'4" x 12'11" (4.38 x 3.95)



Lovely spacious double bedroom located to the rear of the property with television point and door leading into:

## EN SUITE

8'3" x 3'1" (2.53 x 0.96)



Fitted with low level WC, shower within cubicle with folding door in chrome frame, white pedestal wash basin with chrome mixer tap and low level WC. Fitted around sanitary fittings with white ceramic tiles, extractor fan, patterned vinyl floor covering, wall mounted shelf.

## BEDROOM FOUR

11'3" x 10'3" (3.44 x 3.13)



Double room located to the front with a good range of built-in cupboards in white with attractive glass knobs.

## PARKING

There is off street parking for 2 cars, one on the driveway and one in an allocated parking space.

## GARDENS - FRONT

There is a small piece of garden to the front.

## GARDENS - REAR



Bi-fold doors lead out onto an attractive patio area which has a sunny south west aspect. This leads onto artificial grass with a path to the rear and a garden shed. Steps lead up the bank to an additional elevated garden and the path leads right round the side to a gate. The garden is fully enclosed with attractive fencing.

## DIRECTIONS

From Main Street, proceed in a westerly direction passing The Trout Hotel. Continue over the roundabout with Aldi on your left hand side. Low Road Close can be found by the junction with Lloyds garage. Continue into the development and the property is opposite at the "T" junction.

## 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 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.

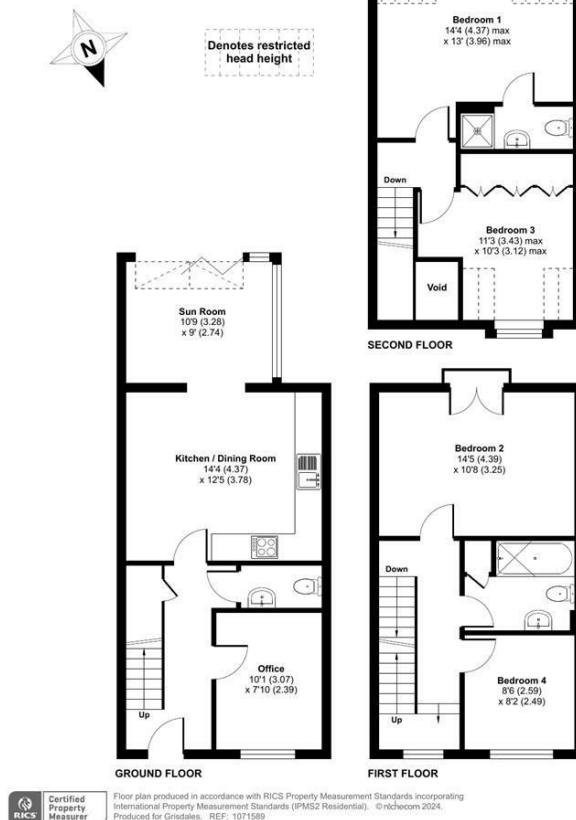
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

### Low Road Close, CA13

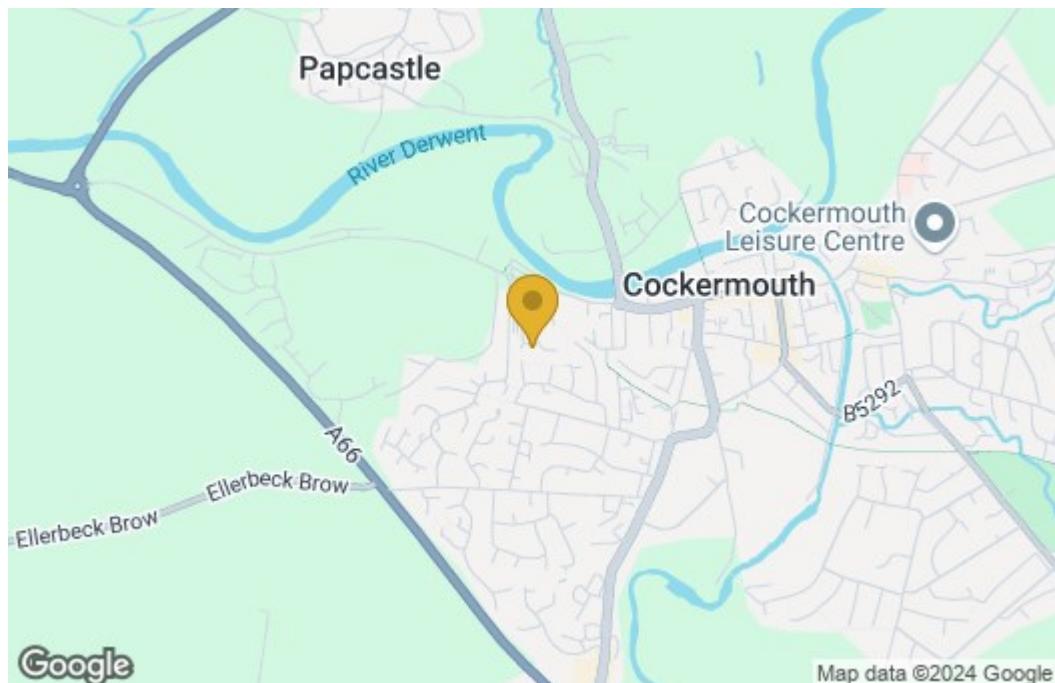
Approximate Area = 1199 sq ft / 111.4 sq m (excludes void)  
 Limited Use Area(s) = 44 sq ft / 4 sq m  
 Total = 1243 sq ft / 115.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024.  
 Produced for Grisdales. REF: 1071589

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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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