



47 Mountain View, Cockermouth, CA13 0DG

£139,950

Looking for your first home and want something with a bit of style and character? This charming two-bedroom Victorian terraced house on Mountain View could be perfect for you.

You'll be ideally located just a short walk from the town centre with easy access via Lamplugh Road into the Lake District, enjoying open outlooks to the front and rear of the property.

The house features a front lounge, breakfast kitchen with good units installed, a front aspect double bedroom, single bedroom to the rear and a bathroom. There are some nice features throughout, most notably the sense of space created by the tall ceilings and the effect of the long windows. In addition there is a useful rear yard with an outbuilding which is ideal for storage. All of this is being offered with no onward chain and could be equally suitable as a downsize or an investment.

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

THINGS YOU NEED TO KNOW

Gas central heating;
Hardwood double glazing.

ENTRANCE

The property is accessed via a hardwood door with brass ironmongery and a frosted glazed panel above, and that leads into:

LOUNGE

10'7" x 9'5" (3.24 x 2.88)



Fitted with gas fire within fireplace alcove with stone base and surround, pine shutters and window frame and double cupboards below window sill, laminate floor, coving and ceiling rose. Pine door with frosted glazing panel leads into:

KITCHEN

13'10" x 9'6" (4.22 x 2.90)



Fitted with a range of base and wall units in beech effect with laminate worktop over and coloured ceramic tiled splash-back. Includes stainless steel sink, space for a gas cooker, extractor fan over, plumbing for washing machine, space for fridge/freezer, wall mounted gas boiler, wood effect laminate floor, double glazed window to the rear, hardwood door to the rear with two glazed panels, coat hooks, spotlighting and stairs to the first floor.

FIRST FLOOR LANDING

With doors to both bedrooms and shower room.

BEDROOM ONE

10'7" x 9'5" (3.24 x 2.89)



Double room to the front with delightful aspect over the playing field, ceiling rose, light fitting, pine joinery.

BEDROOM TWO

13'8" x 5'2" (4.18 x 1.59)



Single room to the rear with outlook down Fitz Road and access into the loft; spotlighting.

SHOWER ROOM

7'5" x 4'1" (2.28 x 1.26)



Fitted with a modern suite in white comprising pedestal wash basin with chrome tap with ceramic tiled splash-back and low level WC. Shower with sliding door in chrome frame with wall mounted chrome shower and attachments and fitted with waterproof panelling. Plastic clad ceiling with spotlighting, chrome ladder style radiator, wood effect vinyl floor covering.

FRONT



Parking is on the road at the front. There is a small garden area to the front ideal for pots.

REAR



There is a stone built shed/store located to the rear.

DIRECTIONS

From Main Street in Cockermouth travel up Station Street, staying in the right hand lane at the first set of traffic lights. At the next set of lights follow the road to the left and then immediately right onto The Level. As you follow the road around the left hand bend, the property can be found on the right hand side and can be identified by the Grisdales For Sale board.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band A.

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.

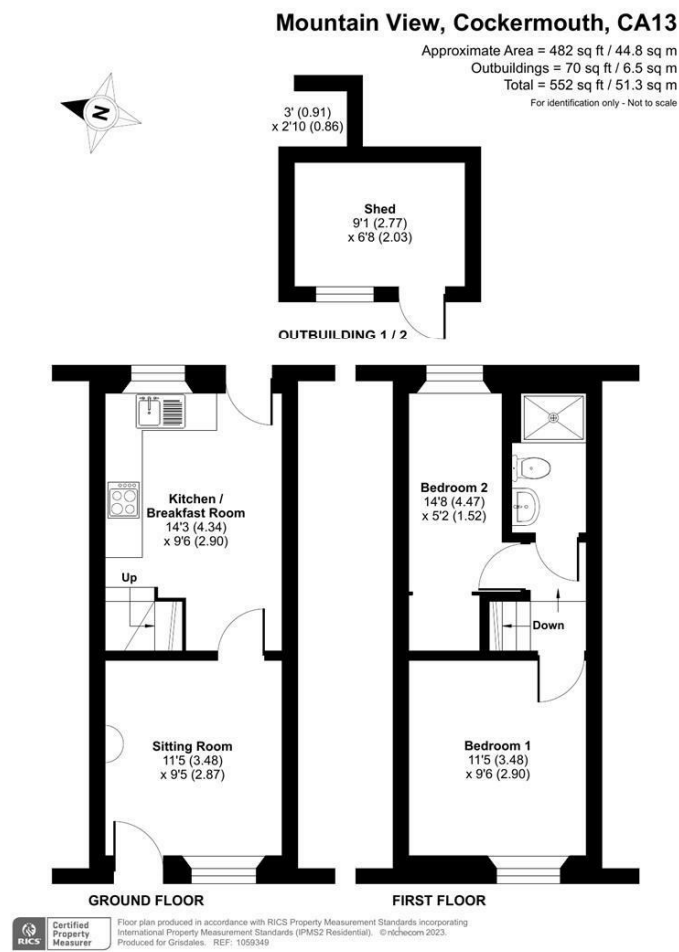
Mortgage Advice Bureau - Doing what's right for you.

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.

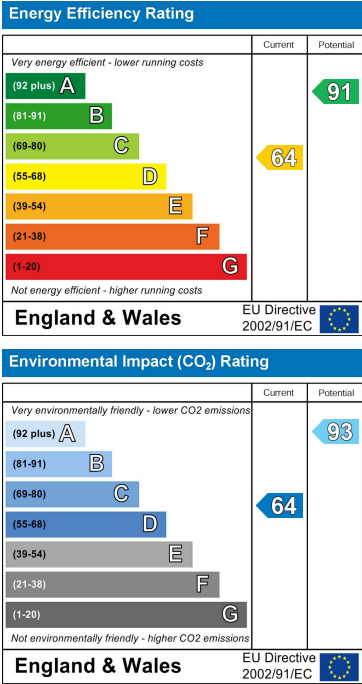
Floor Plan



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.