



# GRISDALES

PROPERTY SERVICES



## 21 Parkside Avenue, Cockermouth, CA13 0DR

**£390,000**

IT'S ALL ABOUT THE LOCATION!

Positioned in one of Cockermouth's most sought-after residential areas, just a short stroll from Harris Park, an excellent primary school, and the vibrant town centre, this highly desirable four-bedroom semi-detached property is full of potential.

Ready for upgrading, it offers generous and wonderfully family-friendly living space, along with a great-sized garden that's perfect for weekend kick-arounds and outdoor fun. The spacious main bedroom could be transformed into a stunning master suite or reinstated into two double bedrooms to create an impressive five-bedroom home and the lounge/dining room below spills out into a great sun room which brings the outside in.

South-facing and enjoying fabulous views across the countryside to the distant Buttermere fells, this is a rare opportunity to create something truly special in one of the best locations in town.

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## WHAT YOU NEED TO KNOW

Gas central heating  
Double glazing

## ENTRANCE LOBBY

The property is accessed via a porch with windows to two sides and door into:

## INNER HALLWAY

With stairs to the first floor and understairs coat cupboard. Door into lounge.

## LOUNGE/DINER

21'7" x 12'5" (6.60 x 3.80)



With large square bay window to the front and opening into the dining room with doors into the sun room and kitchen. Fireplace incorporating gas fire with tiled surround, wall mounted book shelves and television point.

## SUN ROOM

10'11" x 8'7" (3.34 x 2.62)



With windows to three sides, door into the garden and recently fitted Warm Roof.

## KITCHEN

9'3" x 9'2" (2.84 x 2.80)



Fitted with a range of base and wall units with laminate worktop over and stainless sink unit with mixer tap, electric hob and double eye level electric oven. Useful shelved pantry, door to the utility room and large window to the rear.

## UTILITY ROOM

10'7" x 6'7" (3.24 x 2.01)



Fitted with freestanding Belfast sink unit. Plumbing for washing machine. Door to the rear and opening into cloakroom with W.C.

## FIRST FLOOR LANDING

### BEDROOM 1

21'7" x 10'11" (6.60 x 3.35)



Large dual aspect bedroom with built in cupboards, one incorporating a wash basin. This room could be returned to two double bedrooms.

### BEDROOM 2

12'0" x 10'5" (3.68 x 3.19)



Double room to the front.

### BEDROOM 3

10'5" x 9'4" (3.18 x 2.85)



Double room to the rear.

### BEDROOM 4

8'8" x 7'11" (2.66 x 2.42)



Single room, currently used as a study.

### FAMILY BATHROOM



Recently fitted with shower in enclosure, wash basin and w.c. Chrome ladder style radiator and two frosted windows to the rear.

## PARKING & GARAGE

14'1" x 10'7" (4.30 x 3.24)



There is parking on the drive to the front and access into the single garage.

## FRONT GARDEN



Pretty garden to the front with lawn and flower borders etc.

## REAR GARDEN



With crazy paving and steps up between two gravelled areas with slate retaining walls. The steps open out to a large garden which is mainly laid to lawn with mature planting and shrubs etc.

## OUTLOOK



From the front of the property is a delightful outlook over rooftops to countryside with the Northern Lake District fells in the distance.

## DIRECTIONS

W3W///hobble.joyously.myths

## COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band C.

## VIEWINGS

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.

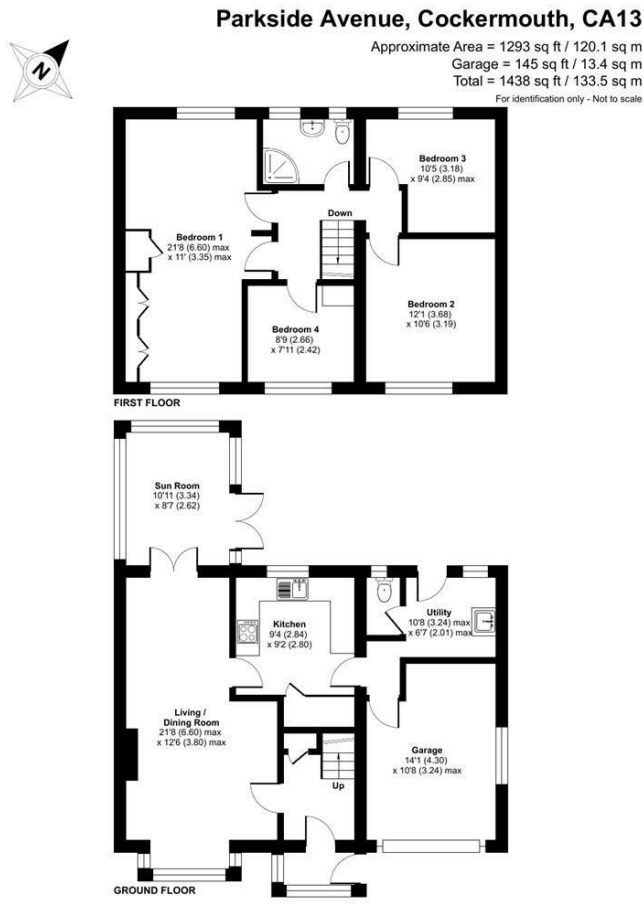
### **MORTGAGE ADVICE**

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

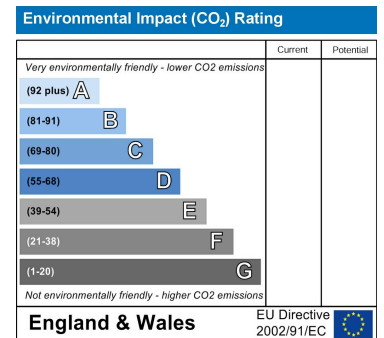
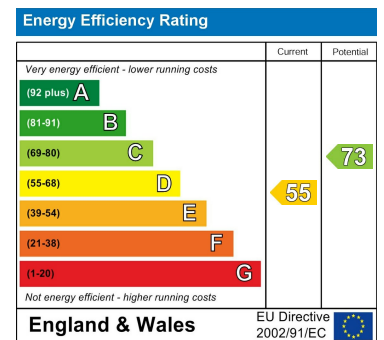


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rickhcom 2025. Produced for Grisdales. REF: 1446879

Area Map



Energy Efficiency Graph



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