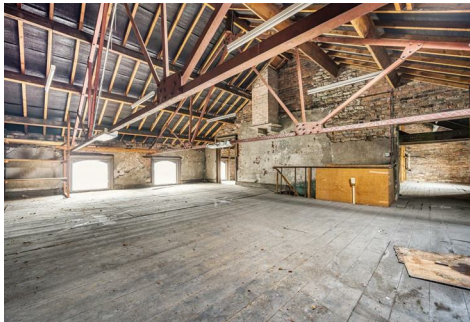




# GRISDALES

PROPERTY SERVICES



## 6C Station Street, Cockermouth, CA13 9QW

**£75,000**

HERE'S A FABULOUS OPPORTUNITY FOR YOU!

Right in the heart of Cockermouth town centre is this unique space just ready for being developed!

Located on the second floor this loft area would make two fantastic one bedroomed flats, or a smashing penthouse apartment. With two parking spaces included this is definitely a chance for you to create something fabulous which you could live in, sell on, use as Air B&B, or let on a long term tenancy. There is FULL PLANNING APPROVAL for 2 x 2 bedroomed flats and plans are available for you to look at in the office.

We would be delighted to talk to you further. DON'T MISS THIS CHANCE!

\*\*\* 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

## HALLWAY

2 flights of stairs lead into:

## ROOM 1

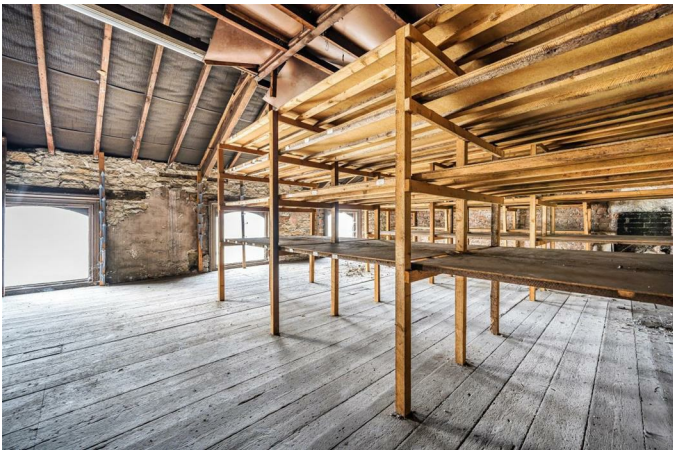
23'6" x 31'4" (7.18 x 9.56)



With 2 x windows overlooking Station Street. Opening into:

## ROOM 2

26'2" x 18'3" (7.98 x 5.58)



3 x windows overlooking Station Street.

## ROOM 3

25'2" x 11'8" (7.69 x 3.58)



Window to rear

## ACCESS

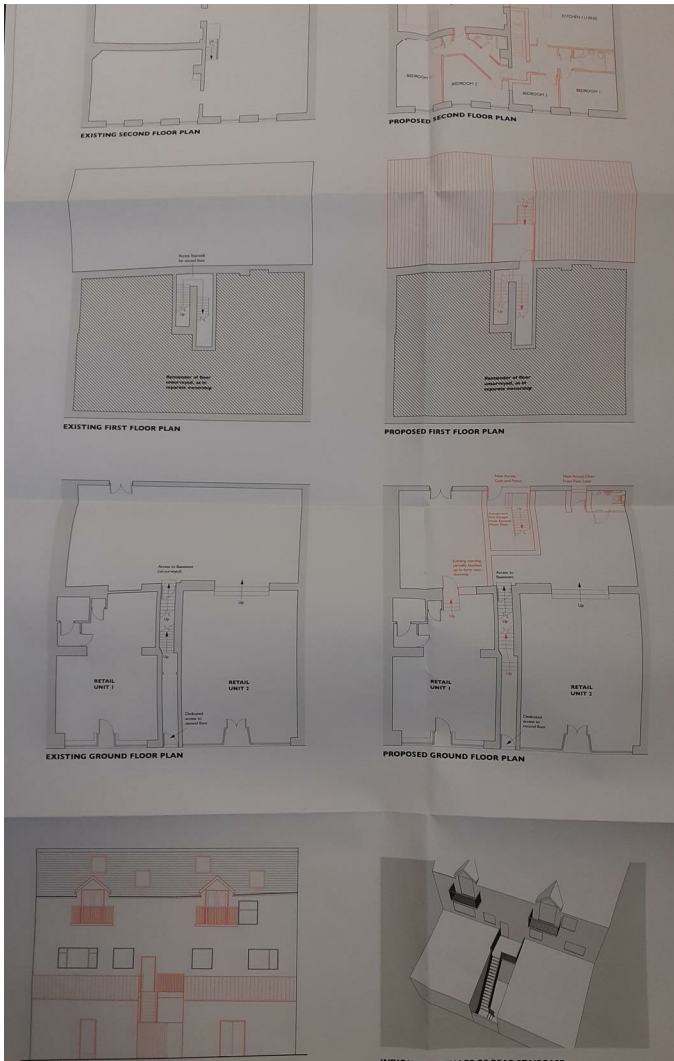
It is anticipated that access from the lane parallel to Station Street may be available by separate negotiation.

## EXTERNAL



Two parking spaces are available which are located on the lane to the rear of the development, which runs parallel to Station Street. vehicular access is via South Street at the top.

## PLANS



Please see Grisdales for further information regarding plans etc

## SERVICES

There is no electricity, gas or water to the second floor. New connections will be required from Station Street.

## DIRECTIONS

Located on Station Street. Pedestrian access is the blue door by Fyne Fish.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is not currently independently rated.

## 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 are proud to partner with The Right Advice Cumbria (Gary Pollard), a team of local expert advisers with years of experience in the financial services industry. Whether you are purchasing your first home, moving to a new home, re-mortgaging, or investing in property, our dedicated team is here to guide you to the perfect solution tailored to your needs.

By working with us, you will benefit from access to multiple lenders, competitive rates, and a dedicated service aimed at

saving you time, effort, and money. 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. You may be charged a fee for mortgage advice. The precise amount will depend on your circumstances, but we estimate it will be £495.

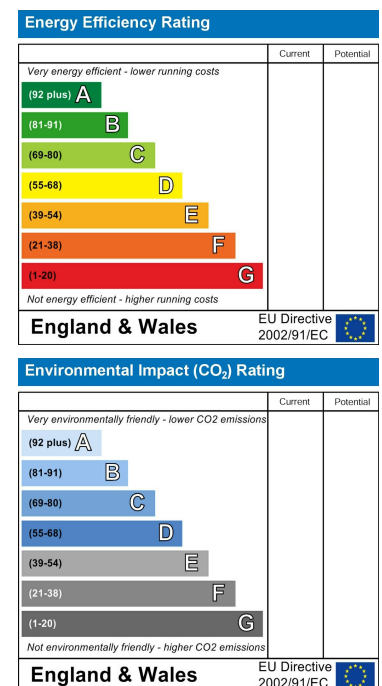
## Floor Plan



## 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.