GRISDALES
PROPERTY SERVICES

26 St. Helens Street, Cockermouth, CA13 9HX

£179,950

AN IMPOSING FRONT DOOR opens up to a really super Georgian home where you'll find a spacious living room with woodburning stove and two large windows onto St Helen's Street. There's a kitchen and small yard to the rear but the real eye-catcher is the fabulous staircase which takes you to the two double bedrooms and 4 piece bathroom on the first floor. Located within a few minutes walk of the Market Place you won't be disappointed with the great array of bars, eateries and independent shops as well as a great bakery for your morning bread and coffee! It's so handy for the town, schools etc – an absolute winner in terms of location!
*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T: 01900 829 977 | E: cockermouth@grisdales.co.uk

WHAT YOU NEED TO KNOW
Gas central heating;
Double Glazing.
The property is a Grade II Listed Building

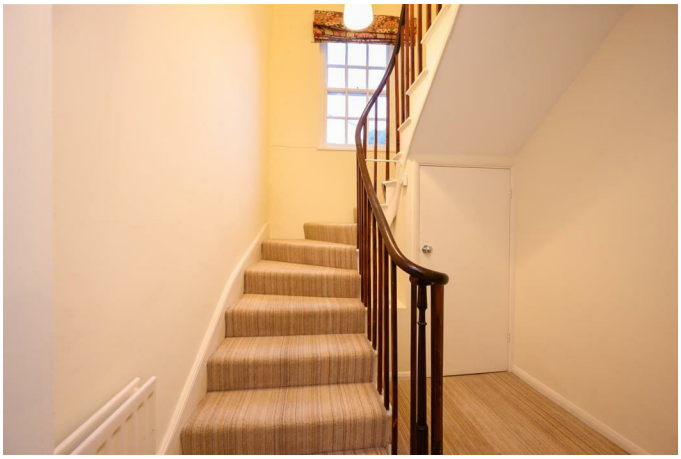
ENTRANCE
The property is accessed via a traditional hardwood door with four glazing panels above, and that leads into:

INNER LOBBY
With wall mounted coat rack with brass hooks and white panel door with chrome ironmongery leading into:

LOUNGE
18'0" x 14'7" (5.49 x 4.46)

A particularly spacious room with two windows to the front and lourve fronted cupboards below; wall lighting, spotlights and two sets of built in white painted shelves either side of the fireplace, television and telephone point. Wood burning stove within alcove on stone hearth. Double white painted glazed doors lead into:

INNER HALL

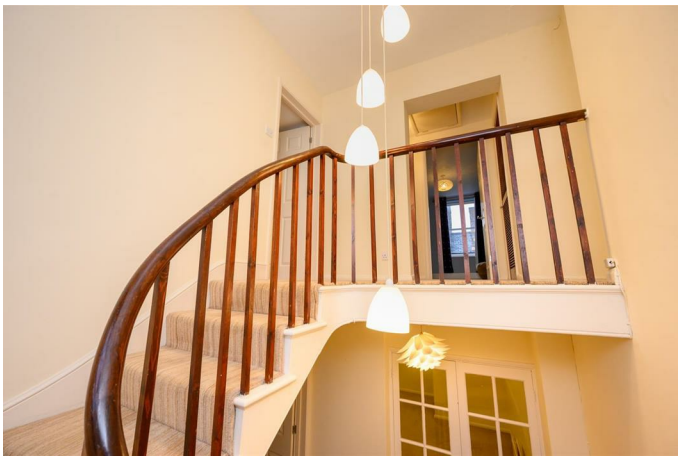


Imposing curved staircase leading to first floor level, telephone point, step up and under-stairs cupboard housing Vaillant gas boiler and panel door with chrome ironmongery leading into:

KITCHEN
9'11" x 9'9" (3.04 x 2.98)

Fitted with a range of base and wall units in beech effect with laminate worktop over with wooden trim and green ceramic tile splash-back. Kitchen includes double Whirlpool electric oven, 4-ring gas hob, space for fridge/freezer, plumbing for slimline dishwasher and plumbing for washing machine, stainless steel sink, breakfast bar unit, spotlights, window to the rear and white painted door with frosted panel to the rear.

FIRST FLOOR LANDING



With sash window at half landing level, large centre drop down light fitting and louvre fronted cupboard with shelf.

BEDROOM ONE
14'9" x 11'1" (4.50 x 3.40)

A spacious double bedroom with two sash windows overlooking the front, telephone point and four sets of double cupboards with mirror fronts in part and shelf and hanging rail and chrome fitted drawers etc.

BEDROOM TWO
11'3" x 7'8" (3.45 x 2.36)

Double room to the front.

BATHROOM
10'1" x 9'8" (3.08 x 2.97)

Fitted with corner shower cubicle with plastic frame in clear screen with wall mounted Mira shower and attachments in chrome and white and fitted with ceramic tiles, low level WC, white pedestal wash basin with two chrome taps and freestanding bath with chrome mixer tap and white ceramic tiling, modern curved chrome ladder style radiator, frosted timber window overlooking the rear, spotlighting and painted tongue and groove with tiled shelf over, small cupboard with shelving internally and cork floor.

EXTERNALLY

Small triangular piece of land with garden shed.

DIRECTIONS

From Main Street proceed into the Market Place and into St Helens Street and the property can be found on the left.

COUNCIL TAX

We have been advised by Allerdale Borough 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.

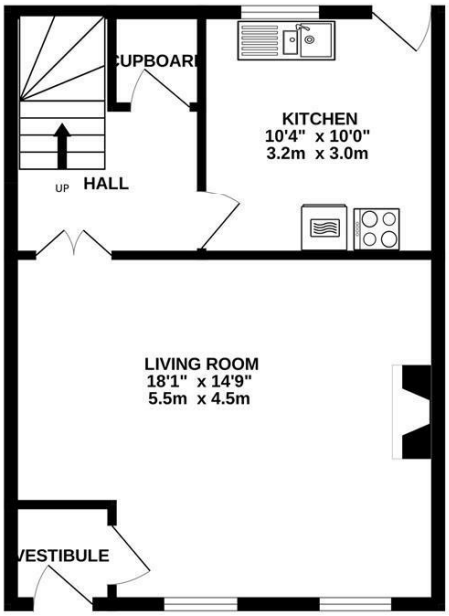
Your home may be repossessed if you do not keep up repayments on your mortgage.

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."

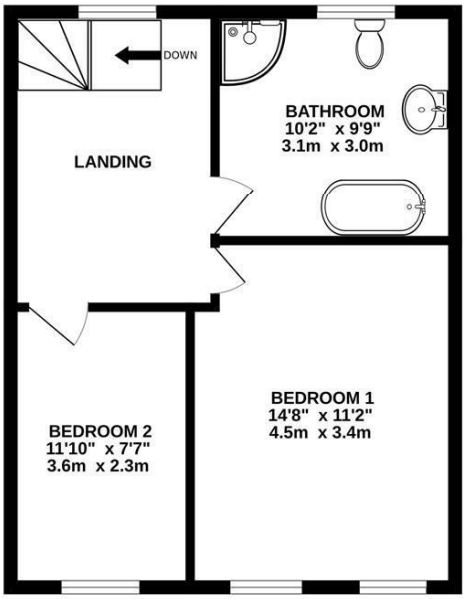
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

Floor Plan

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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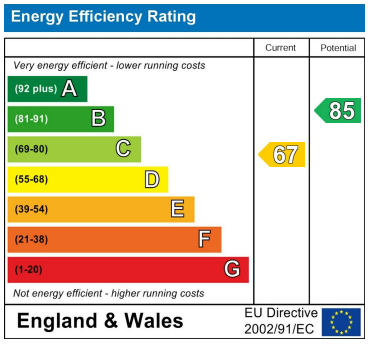
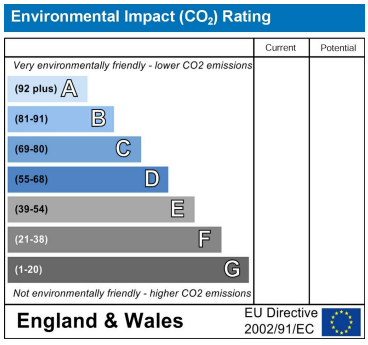
Area Map

Energy Efficiency Graph





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