



# GRISDALES

PROPERTY SERVICES



## 1 North Close, Cockermouth, CA13 0BQ

**£245,000**

Tucked away in a small cul-de-sac on "The Moor" yet in an open position overlooking the green is this super three bedoomed semi-detached house. It's well maintained and presented and ready to move into yet there are bags of opportunities for you to make changes when you're ready. It sits on a corner plot with a lovely private garden to the side and offers off road parking and a single garage as well as a through lounge/dining room downstairs with kitchen and utility room and upstairs three bedrooms and a bathroom.

It's in a popular residential area with easy access to Harris Park, the town centre, schools, supermarkets etc and with fairly limited passing traffic it's a safe and quiet place for families.

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

Helping you find your perfect new home...

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## THINGS YOU NEED TO KNOW

Combination of mains gas central heating and electric night storage heaters  
Double glazing

## ENTRANCE

The property is accessed via a uPVC door with frosted glazing panels and frosted windows to both sides. Leads into:

## ENTRANCE PORCH

6'7" x 5'8" (2.01 x 1.75)

With tiled floor and a uPVC door with frosty glazing panel leads into:

## INNER HALL



With built in shelving, stairs to first, telephone point and burglar alarm control panel. Door leading into:

## LOUNGE

12'9" x 11'6" (3.90 x 3.52 )



With a large window overlooking the front, coving and television point. Gas fire on marble hearth with matching surround and attractive mantelpiece over. Opens up into:

## DINING ROOM

10'5" x 9'4" (3.19 x 2.85)



With a large window overlooking the rear; coving. Part glazed door leading into:

## KITCHEN

10'9" x 8'1" (max) (3.28 x 2.48 (max))



Fitted with a range of base and wall units in beech laminate effect with black laminate work surface over and ceramic tiles. Includes stainless steel sink unit with mixer tap, integrated electric hob with extractor fan over, integrated hot point oven and space for microwave below, integrated fridge and plumbing for dishwasher (the current appliance doesn't work). Large window to the rear, door into the utility room. Pantry with shelving and cupboards.

## UTILITY ROOM

6'11" x 5'1" (2.13 x 1.55)



Fitted with base units with laminate worktop and with space for an additional appliance. Coloured frosted window to the side; uPVC door to the rear; window to the rear; uPVC door leading into the garage.

## FIRST FLOOR LANDING

With window to the side and doors leading into 3 bedrooms and the bathroom. Built in cupboard and access into the loft.

## BEDROOM 1

13'0" x 8'9" (3.98 x 2.69)



Double room to the front with an extensive range of built-in cupboards and drawers with matching countertop and additional airing cupboard. A large window overlooking the green.

## BEDROOM 2

11'5" x 8'11" (3.48 x 2.74)



Double bedroom to the rear with an extensive range of built-in cupboards to three sides, including shelving, drawers and hanging space.

## BEDROOM 3

9'10" x 7'0" (3.01 x 2.15)



Spacious single room to the front with a large window. Currently set up as a workroom, with an extensive range of base units, wall units and shelving including an additional cupboard over the stairwell with shelving.

## BATHROOM

7'10" x 6'5" (2.39 x 1.98)



Fitted with wash basin with chrome mixer tap with two drawers below, walk-in shower enclosure with wall mounted Mira shower and attachment and low-level WC. Fitted around sanitary fittings with a combination of waterproof panelling or ceramic tiles. Vinyl tile effect flooring. Frosted window to the rear. White ladder style radiator. White and chrome bathroom fittings.

## PARKING AND GARAGE

16'3" x 9'2" (4.96 x 2.80)



A drive for one car leads to a single garage with electric roller door; wall mounted gas boiler; plumbing for washing machine and a useful range of shelving.

## FRONT GARDEN

Easy to maintain with coloured shillies.

## SIDE GARDEN



A larger, and very private, garden to the side with tarmac paths and paving. Garden shed and attractive, well established shrub and floral borders.

## REAR GARDEN



A small courtyard garden to the rear with paving, path and raised shrub and floral borders.

## OUTLOOK



An attractive outlook over the front towards the green and fields in the distance.

## DIRECTIONS

Taking directions from the Oakhurst Roundabout on the A66 take the Lamplugh Rd/A5086. Continue for 0.4 miles and take the left turn onto Brigham Rd. Take the 3rd turning on the left into Holmewood Ave and then 1st right into Albemarle Street. North Close is then the 1st turning on the right.

## 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.

## 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.

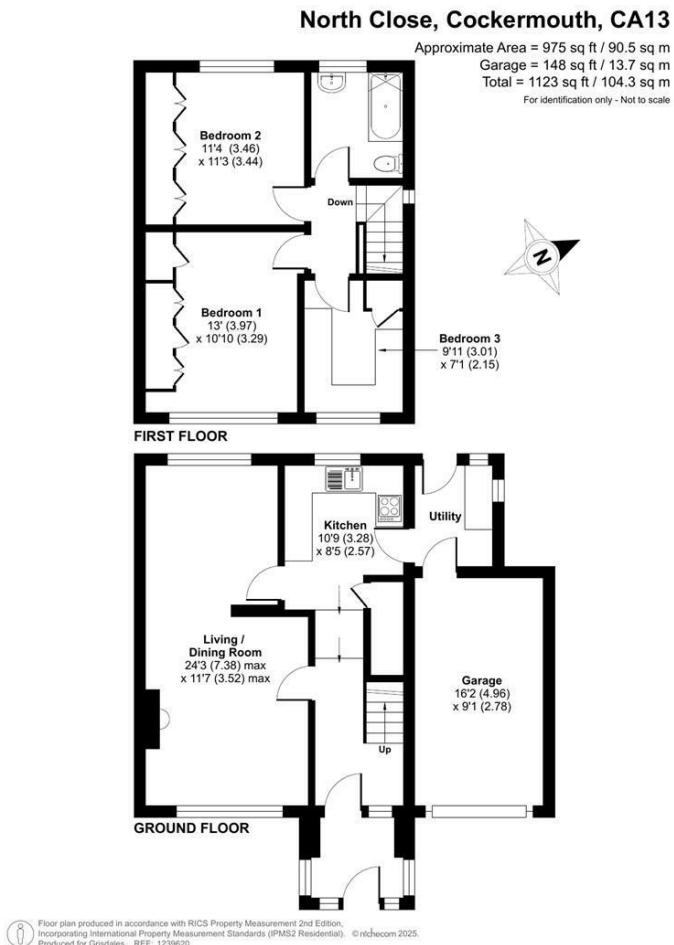
### **MORTGAGE ADVICE**

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.

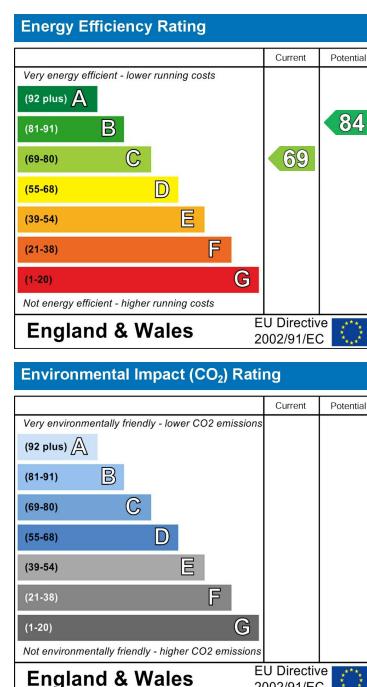
## Floor Plan



## 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.