



# GRISDALES

PROPERTY SERVICES



## 37 Strawberry How, Cockermouth, CA13 9XZ

**£340,000**

A TOWNHOUSE AT ITS BEAUTIFUL BEST...THIS DELIGHTFULLY COMFORTABLE HOME IN A UNIQUE LOCATION ON THE EDGE OF OUR LOVELY TOWN...ENJOY YOUR MORNING COFFEE OR PRE DINNER DRINKS ON THE BALCONY OVERLOOKING YOUR LANDSCAPED GARDEN.. IF YOU ENJOY COOKING YOU WILL LOVE THE EXTENSIVELY FITTED KITCHEN/DINING ROOM....A GENEROUS AND LIGHT LIVING ROOM, THREE EXCELLENT SIZE BEDROOMS, THE LARGEST HAVING PLENTY OF HOME OFFICE SPACE IF REQUIRED, AND TWO MODERN BATHROOMS PLUS SEPARATE UTILITY...SPLENDID LANDSCAPED GARDENS TO FRONT AND REAR WITH AN ARRAY OF COLOUR PLUS GARAGE AND OFFROAD PARKING...

This is town living at its very best...Enjoy a lifestyle with easy access to both the amenities of the town and the beauty of the Northern Lakes. This is a perfect home to have it all.

Helping you find your perfect new home...

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

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## OWNERS' COMMENTS

"I love this calm and comfortable home."

## THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

## STRAWBERRY HOW

Strawberry How was the original Grammar School for the town of Cockermouth. It was sympathetically converted in the early 2000s and now offers a unique and splendid backdrop for it's residents. There are a number of different and exclusive homes within the development and all have been planned to offer an exciting Lakeland Town lifestyle.

## ENTRANCE HALL



Accessed via wooden front entrance door with multi-glazed panel, staircase to first floor, coving to ceiling, radiator and under-stair cupboard.

## BEDROOM ONE

14'6" x 10'3" (4.43 x 3.14)



With window to rear aspect, triple mirrored wardrobes to one wall and radiator.

## BATHROOM

8'9" x 6'8" (2.69 x 2.05)



With glorious wallpaper to finish, Whirlpool bath with shower over and glass shower screen, pedestal wash hand basin, low level WC, white ladder radiator and white sparkly tiled flooring (partially tiled).

## BEDROOM TWO

12'6" x 9'7" (3.82 x 2.93)



With window to front aspect and radiator.

## UTILITY ROOM

9'7" x 8'3" (2.93 x 2.52)



Comprising light wood effect base and wall units with chrome handles, complementary black worktops with stainless steel sink and drainer, plumbing for washing machine and a dryer, wall mounted Worcester boiler providing heating and hot water, wooden multi-glazed panel door to external, wood effect laminate flooring and radiator.

## FIRST FLOOR LANDING



With staircase to second floor landing, radiator and coving to ceiling.

## LIVING ROOM

15'8" x 14'6" (4.78 x 4.42)



A large light and airy reception room with radiator, coving to ceiling and door to:

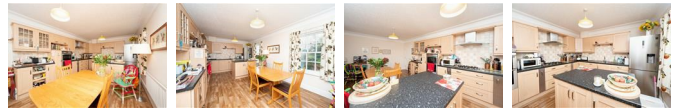
## BALCONY



A fabulous decked balcony with twisted spindle balustrades. Enjoy your morning coffee or pre-dinner drinks on here.

## KITCHEN/DINING ROOM

21'0" x 11'6" (6.42 x 3.53)



With 2 x windows to front aspect and extensively fitted with a range of light wood effect base and wall units with chrome handles, complementary worktops and tiled splash-back. Integrated double oven with extractor above, separate 4-ring gas hob with stainless steel extractor chimney above, integrated dishwasher, central island with cupboards, carousel and slide-out storage trays, wood effect laminate flooring, a good sized dining area and 2 x radiators.

## SECOND FLOOR LANDING

With door to:

## BEDROOM THREE

21'2" x 13'3" (6.47 x 4.06)



A large bedroom with 2 x Velux windows, an ideal home office working space, fitted cupboard, further under-eaves storage, radiator and door to:



## EN-SUITE SHOWER ROOM

12'2" x 4'1" (3.719 x 1.247)



With a large shower enclosure with marble effect walls, pedestal wash hand basin, low level WC, accent papered walls plus partially tiled, non-slip vinyl floor and Velux window.

## EXTERNAL - FRONT



To the front of the property is a landscaped garden with raised beds with gravelled and paved surrounds. This will be a riot of spring and summer colour and has a weeping willow at its centre.

## EXTERNAL - REAR



To the rear of the property we see extravagant planting of an array of trees, shrubs and plants, all beautifully planned. With paved and gravelled pathways, pergola and an open outlook.

## GARAGE

This is a separate single garage with electricity and water. There are 4 parking spaces in total.

## DIRECTIONS

The property is best approached from the centre of Cockermouth by leaving along Lorton Road - just before leaving the town turn left into Strawberry How Road and after approximately 200m turn right into the development. Follow the drive to the top where there is a row of garages and a row of houses beyond. (don't turn into the courtyard). No 37 is located.....

## COUNCIL TAX

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

## 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."

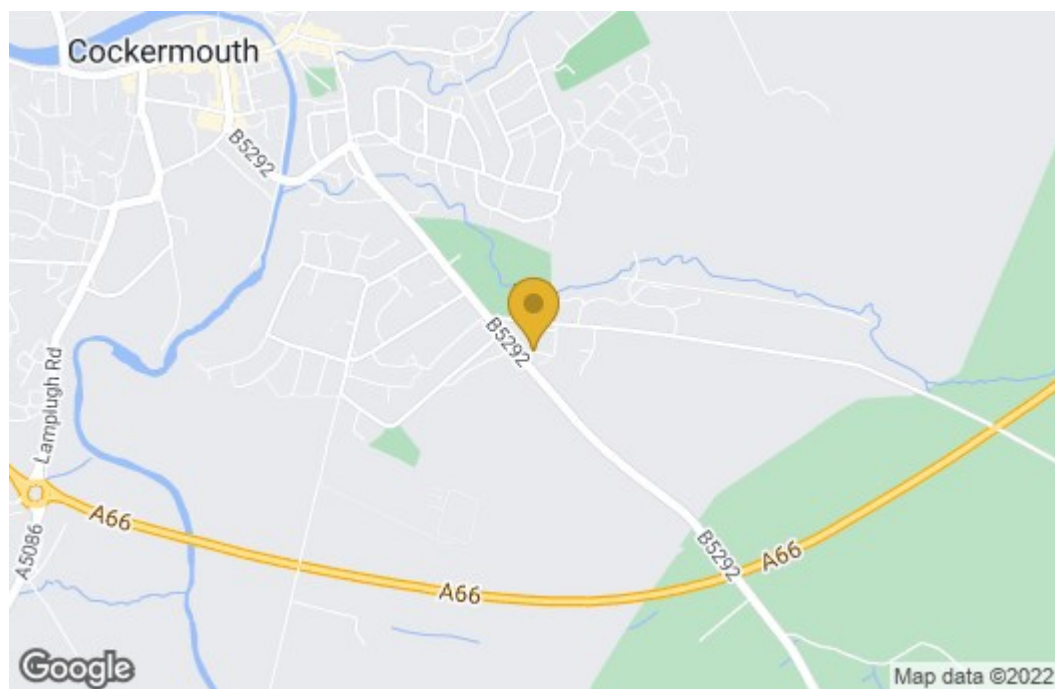
To find out how we can help you realise your dreams, just call your nearest Grisdales office.

## **COVID-19 VIEWING GUIDELINES**

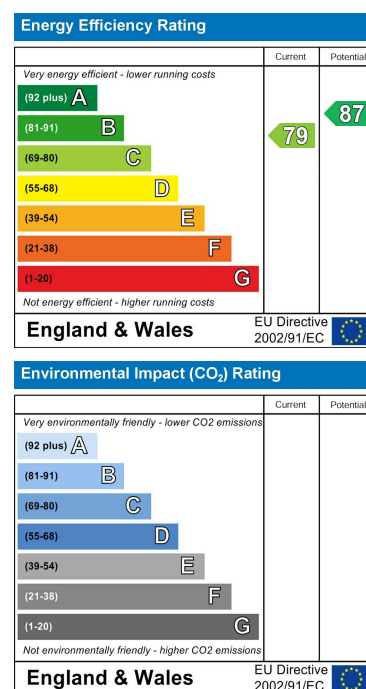
Covid restrictions have been reduced in recent months but we are still conscious that we, and prospective purchasers/tenants, are entering our clients' homes. With this in mind, we would ask that masks are still worn wherever possible. We would also ask that you notify us, prior to any appointment, if you are displaying any symptoms of Covid 19 so that the appointment can be re-arranged.

## 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.