



GRISDALES

PROPERTY SERVICES



1 Waste Lane, Cockermouth, CA13 9JQ

£65,000

WOW!!! AFFORDABLE! READY TO MOVE INTO!
IDEAL FOR A FIRST TIME BUYER OR INVESTOR!

A brilliant starter-home, immaculately presented and completely ready to move into with nothing to do!

Step inside "Crummock" 1 Waste Lane, about a 10 minute walk into the town centre and in a popular residential part of the town as well. Maintained well by the current owner with modern fixtures and fittings it offers: communal entrance hall, lounge, practical modern kitchen, double bedroom and a bathroom. Parking on the road and electric heating. Simple!

INVESTORS: Brings in a yield of 7.5% if let out at £375 pcm. GREAT OPPORTUNITY!

Helping you find your perfect new home...

www.grisdales.co.uk

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

THINGS YOU MIGHT NEED TO KNOW

Electric heating

COMMUNAL ENTRANCE HALL

Door leading into:

LOUNGE

8'10" x 8'7" (2.68 x 2.61)

TV point; doors leading to bedroom and kitchen.

KITCHEN

10'1" x 5'10" (3.08 x 1.78)

Fitted with a range of base and wall units in cream with work surface over and cream ceramic tiling. The kitchen includes stainless steel sink, plumbing for washing machine, space for fridge and integrated electric oven with hob and extractor fan over.

BEDROOM

11'9" x 7'3" (3.59 x 2.21)

Double bedroom.

BATHROOM

5'10" x 5'10" (1.78 x 1.79)

Bath with electric shower over, wash hand basin and WC.

EXTERNAL

Parking is on the road at the front.

DIRECTIONS

From the Grisdales office head east on Main St towards Challoner St, over the bridge and immediately right into Market Place. Continue along the road which leads into St Helen's Street. Continue a little further and Waste Lane is on the right hand side and the property is located on the left. As you go in through the communal entrance "Crummock" is located on the left.

COUNCIL TAX

We have been advised by Allerdale Borough Council (01900 702530) 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.

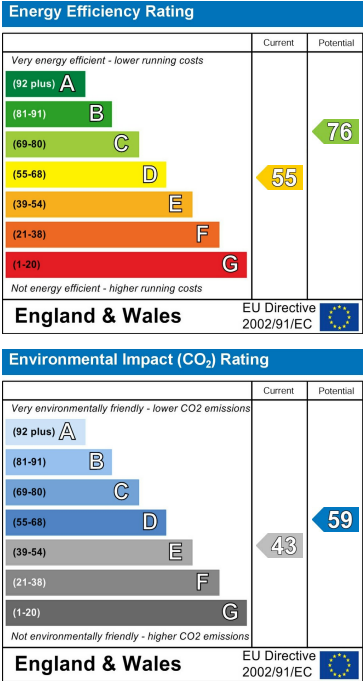
COVID-19 VIEWING GUIDELINES

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 firms employment has the authority to make or give any representation or warranty in respect of the property.