



## 8 Went House Court, Cockermouth, CA13 0UQ

**£102,000**

CALLING ALL INVESTORS AND FIRST-TIME BUYERS!

Discover this fantastic two-bedroom first-floor flat — complete with its own garage! Nestled in the highly sought-after village of Greysouthen, perfectly positioned between Cockermouth and Workington, this gem offers convenient access to west coast towns, major industries, and the breathtaking Lake District National Park. Brimming with character, the property forms part of a charming conversion from a former pub and features a welcoming shared entrance hallway, delightful communal gardens, off-road parking, and, of course, your own single garage. Currently occupied by a tenant, it's ideal as a ready-made investment — or can be offered with vacant possession if you prefer. A brilliant opportunity not to be missed!

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



## THINGS YOU NEED TO KNOW

Electric heating;  
Double glazing.

## ENTRANCE

Spacious communal entrance hall (shared with one other flat) with stairs to first floor landing and access into:

## INNER HALL



With laminate floor and two useful storage cupboards.

## LOUNGE

17' x 11'2" (5.18m x 3.40m)



With two windows overlooking the road and TV point.

## KITCHEN

11'8" x 10'4" (3.56 x 3.15)



Fitted with a good range of base and wall units in beech effect with laminate worksurface over. Includes fridge, freezer, stainless steel sink and electric oven and hob with extractor hood over, ceramic tiled floor, spotlighting and ample room for a dining room table.

## BATHROOM

9'4" x 5'11" (2.87 x 1.82)



Bath with shower over, low level WC, wash hand basin, laminate floor and spotlighting.

## BEDROOM ONE

15'8" x 13'8" (4.78 x 4.17)



Spacious larger than average double room.

## BEDROOM TWO

14'0" x 6'10" (4.27m x 2.08m)



A spacious single room.

## GARAGE & PARKING

18'8" x 27'7" (5.69 x 8.41)



There is a particularly large garage located beneath the property and access is from the main road opposite the village hall. The garage is the one on the right.

There is off road parking within the development for one car.

## EXTERNAL

Shared use of gardens within the development.

## DIRECTIONS

The property can be found by proceeding from Cockermouth in a westerly direction along A66. Take the left hand turning for Brigham and proceed up to the old police station in Brigham and proceed right. Go on through Broughton Cross then take the left hand turning sign posted Greysouthen. On reaching the village of Greysouthen, just over the junction are the properties on Went House Court and you can take a right hand turn into the car parking area.

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## COUNCIL TAX

We have been advised by Cumberland 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 GRIDDALES**

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.

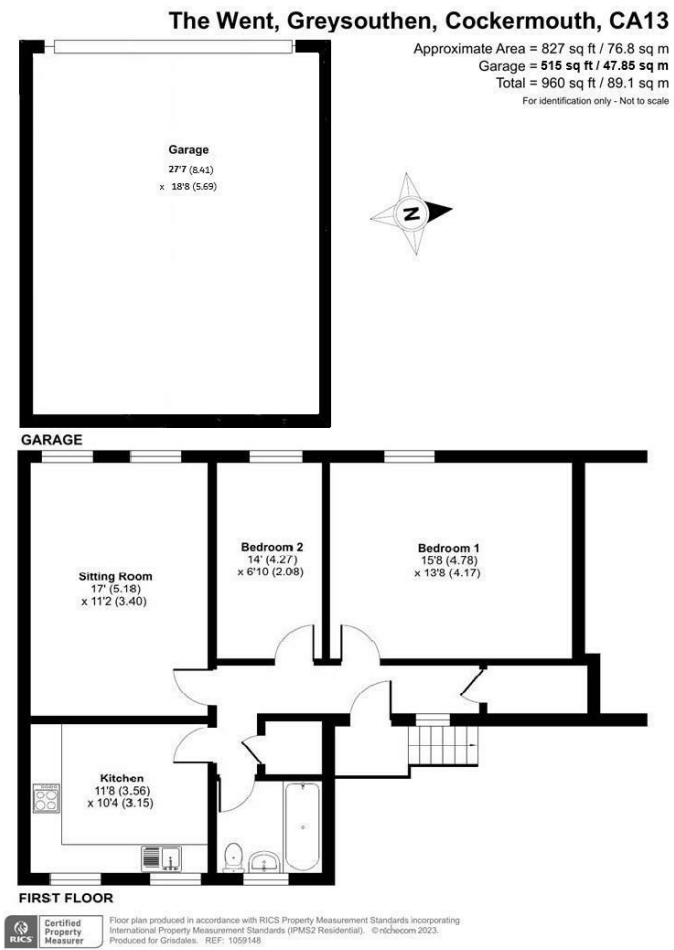
## **MORTGAGE ADVICE**

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.

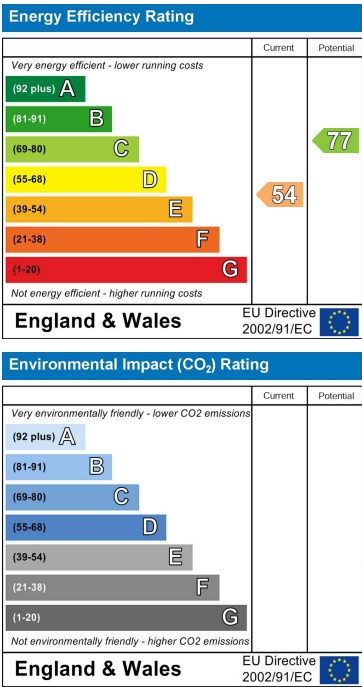
Floor Plan



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