



# GRISDALES

PROPERTY SERVICES



## 3 Ashgrove, Cockermouth, CA13 9RQ

**Offers In The Region Of £239,950**

WHAT A PERFECT EXAMPLE OF A TRUE TOWNHOUSE....CLOSE TO ALL AMENITIES, AND ENJOYING FOUR BEDROOMS AND A LOVELY LARGE LIVING / DINING ROOM. THIS WILL MAKE A BRILLIANT HOME FOR A COUPLE OR FAMILY, OR AN IDEAL LOCK UP AND LEAVE HOLIDAY HOME....

The living and bedroom space is well placed over three floors to include a large and sociable living / dining room with bay window to the front, a fitted kitchen, four excellent size bedrooms and bathroom.

There is a small garden area to the front welcoming you to your new home and a yard to the rear....Requiring some refurbishment this is a fantastic value well located home....

Helping you find your perfect new home...

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

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

## OWNERS' COMMENTS

"Lovely neighbourhood, fantastic location in the town centre. Light and airy Victorian home."

## THINGS YOU NEED TO KNOW

Gas central heating requires some refurbishment;

## VESTIBULE

With dado rail, tile effect flooring, multi glazed door to:

## ENTRANCE HALL



Tile effect flooring, radiator with decorative cover, staircase to first floor.

## LIVING/DINING ROOM

### LIVING ROOM AREA

12'9" x 12'4" (3.91 x 3.76)



With bay window to front aspect, wooden fireplace with coal effect gas fire with decorative tiled surround and tiled hearth, original picture rail and coving to ceiling, stripped wood flooring, archway:

## DINING ROOM

14'11" x 12'9" (4.57 x 3.89)



With window to rear aspect, wall mounted gas fire with back boiler, radiator, original cupboard space with shelving, under-stair cupboard.

## KITCHEN

17'3" x 7'4" (5.28 x 2.26)



With window to side aspect and comprising light wood effect base and wall units with chrome handles, wood effect worktop, stove with stainless steel splash-back and stainless steel extractor chimney and tiled splash-back, plumbing for washing machine and dishwasher, slate floor, radiator, door to external.

### HALF LANDING



### BEDROOM TWO

14'11" x 10'0" (4.57 x 3.05)



With window to rear aspect, a good double bedroom, radiator.

### BATHROOM



With window to side aspect, bath with shower attachment over, pedestal wash hand basin, low level WC, fitted cupboard with tank, wood effect laminate flooring.

### LANDING

With staircase to second floor.

### BEDROOM ONE

16'0" x 12'9" (4.88 x 3.91)



Great double bedroom, fitted cupboards with stripped pine doors, striped wooden flooring, radiator.

### SECOND FLOOR LANDING

With cupboard.

### BEDROOM THREE

16'0" x 12'11" (4.90 x 3.96)



A good double bedroom with window to front aspect, under eaves storage, picture rail, striped wooden floor, radiator.

### BEDROOM FOUR

10'0" x 8'9" (3.07 x 2.67)



With window to rear aspect, Velux window, under eaves storage, striped wooden flooring, radiator.

## EXTERNAL - FRONT



To the front of the property is a small garden.

## EXTERNAL - REAR



To the rear of the property is a yard with space for garden furniture/pots etc.

## PARKING

Parking is on the road subject to a residents' parking permit.

## DIRECTIONS

Leave Main Street and proceed up Station Street, turn left at the traffic lights and Ashgrove can be found on the left hand side.

## 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 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

### Ashgrove, Cockermouth, CA13

Approximate Area = 1413 sq ft / 131.2 sq m  
 Limited Use Area(s) = 94 sq ft / 8.7 sq m  
 Outbuilding = 75 sq ft / 6.9 sq m  
 Total = 1582 sq ft / 146.8 sq m

For identification only - Not to scale

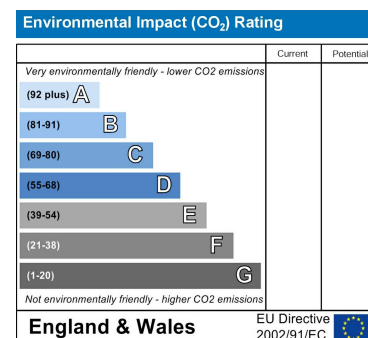
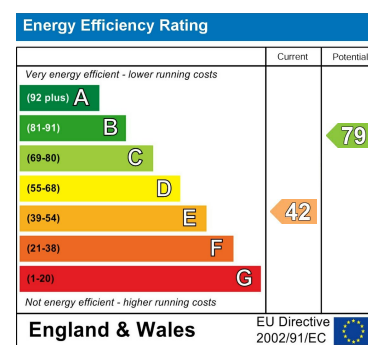


Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Grisdales. REF: 976238

## 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.