



# GRISDALES

PROPERTY SERVICES



## 27 Slatefell Drive, Cockermouth, CA13 9BT

**£164,995**

IT'S ALL ABOUT THE PLOT – BUT THE HOUSE IS PRETTY GOOD TOO!!!

Come and see this super two bedroomed semi-detached house which has been loved by the present owners since it was brand new 60 years ago. Immaculately presented inside it offers some great space, ideal for a first time buyer, small family or an investor. The gardens are simple with well manicured lawns and paving and it's located centrally within this great residential area; you can reach all local amenities by foot within 10 minutes – the shop, takeaway, park, sports and social facilities and the primary school.

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

Helping you find your perfect new home...

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

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## THINGS YOU NEED TO KNOW

Gas central heating;  
Double glazing;  
White painted doors throughout with chrome ironmongery.

## ENTRANCE

The property is accessed via a uPVC door with a frosted panel and panelling to the side, and that leads into:

## INNER HALL



With built-in understairs storage cupboard, stairs to the first floor, laminate floor, coving and doors leading into lounge and kitchen.

## LOUNGE

17'3" x 10'9" (5.28 x 3.28)



Dual aspect room with a delightful outlook towards the green to the front and an aspect to the rear, television point, coving and gas fire in chrome on marble hearth and dark stained mantelpiece over.

## KITCHEN

11'0" x 10'11" (3.37 x 3.35)



Fitted with a good range of base and wall units in white gloss with laminate worktop over and ceramic tiled splash-back behind the sink. Includes space for a gas or electric cooker, stainless steel sink with mixer tap, plumbing for washing machine and space for a second appliance, space for fridge/freezer, uPVC door to the rear, large window to the side, coving and wood effect laminate floor.

## STAIRS AND LANDING

With window to side and window at first floor landing level, access into the loft.

## BEDROOM ONE

11'1" x 10'8" (3.40 x 3.26)



Double room to the rear with airing cupboard.

## BEDROOM TWO

11'1" x 11'0" (3.38 x 3.37)



Double room with rear aspect.

## BATHROOM

8'7" x 5'10" (2.62 x 1.80)



Fitted with bath and white pedestal wash basin with two chrome taps and low level WC, all with a shell design. Fitted throughout with white ceramic tiles with dado panelling, plastic clad ceiling with spotlights, extractor fan, frosted window to the front, wood effect vinyl flooring and a small cupboard.

## EXTERNALLY - FRONT



A paved path leads to the front door and there are lawn areas either side.

## EXTERNALLY - REAR



Adjoining the house is a store. A paved path leads to the rear with a large paved area and two lawn areas and steps down from the door. A lovely open, south facing, sunny plot. Tap.

## DIRECTIONS

The property is best approached from the centre of Cockermouth via Lorton Street and Victoria Road. At the sharp bend turn left into Kirkgate and follow the road round to the right into Windmill Lane and Slatefell is the last turning on the left hand side. This property is located half way down on the left, by the green.

## 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 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.

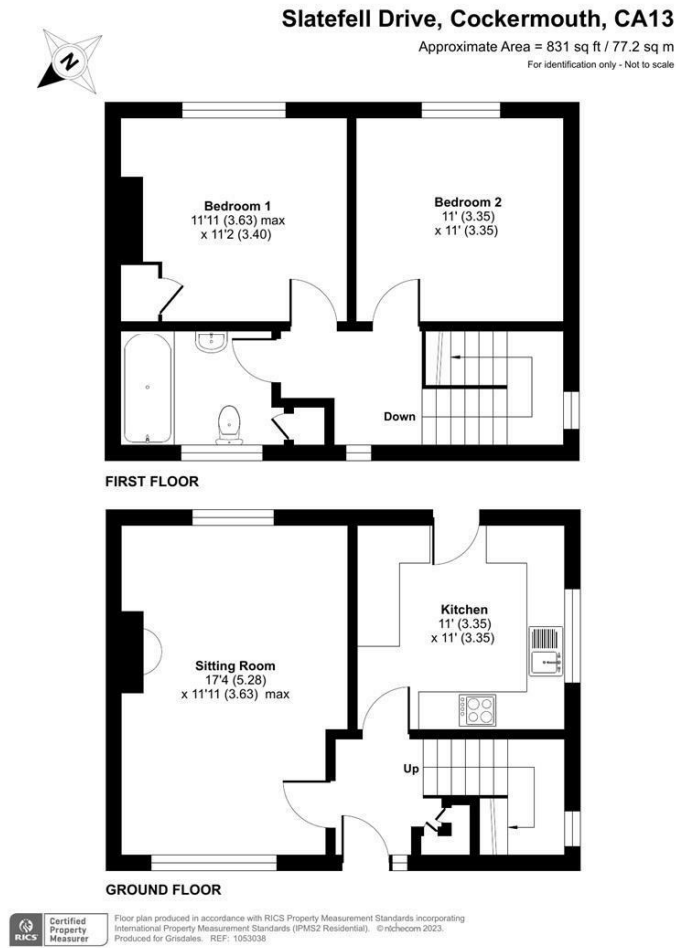
Mortgage Advice Bureau - Doing what's right for you.

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.

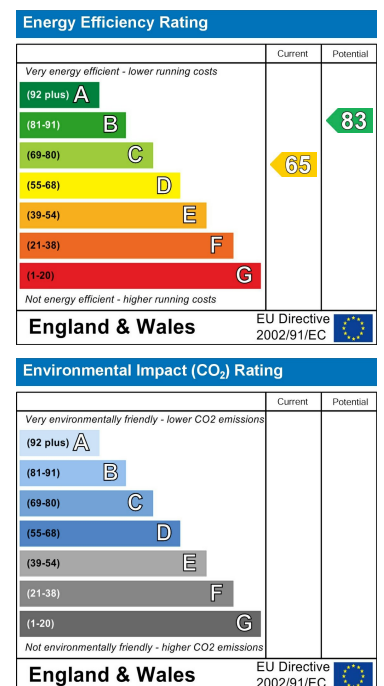
Floor Plan



Area Map



Energy Efficiency Graph



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