



GRISDALES

PROPERTY SERVICES



7 Croftside, Cockermouth, CA13 9QX

£115,000

SO WHO'S OUT THERE LOOKING FOR A TWO BEDROOMED GROUND FLOOR FLAT NEAR THE TOWN CENTRE?

Perfectly located in a peaceful setting by the bowling green yet within just a few minutes walk of the hustle and bustle of Cockermouth is this great two bedroomed ground floor flat.

All well fitted and maintained in the past and offering great accommodation on ground floor level including entrance hall, kitchen, lounge with large window, two double bedrooms and a modern bathroom. Gas heating and double glazing, too, not to mention some useful storage space too.

It's ideally suited to the elderly or infirm, a first time buyer or investor. COME AND HAVE A LOOK!

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

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 NEED TO KNOW

Gas central heating and double glazing.

ENTRANCE

The property is accessed via a composite door with brass ironmongery, and that leads into:

ENTRANCE LOBBY

With coving, coat hooks and doors into the lounge and kitchen.

LOUNGE

16'10" x 11'9" (5.15 x 3.59)



Electric fire in attractive wood veneer surround, television and telephone points, coving and large window overlooking the front.

KITCHEN

10'5" x 9'3" (3.20 x 2.83)



Fitted with a range of base and wall units in oak veneer with laminate worktops over and beige ceramic tiled splash-back. Includes 1.5 bowl stainless steel sink, fitted electric oven with 5-ring gas hob over and modern curved glass and stainless steel extractor fan, integrated fridge/freezer, plumbing for washing machine and cupboard with shelving and housing electrics.

INNER HALLWAY



Giving access to both bedrooms and the bathroom; cupboard with shelving.

BEDROOM ONE

11'8" x 10'9" (3.57 x 3.29)



Double bedroom with a pleasing outlook to the front with television point.

BEDROOM TWO

10'11" x 10'9" (3.35 x 3.29)



Double room to the rear with television point.

BATHROOM

7'7" x 5'1" (2.32 x 1.56)



Fitted with bath with chrome shower and attachments over and attractive tiling around bath, low level WC, white pedestal wash basin with tiled splash-back, chrome ladder style radiator and white tiled floor.

EXTERNALLY



There is use of a small garden area at the front.

STORAGE/SHEDS

There are two useful storage sheds - one to the right of the front door, and one just through the opening to the rear of the development, one of which has secure fittings for a bike.

DIRECTIONS



From Cockermouth Main Street, turn into Challoner Street. Take the first left into Croftside and then the first right, the property can be found straight ahead on the left hand side.

COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) 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 Grisdals, 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. Grisdals 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

Grisdals 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.

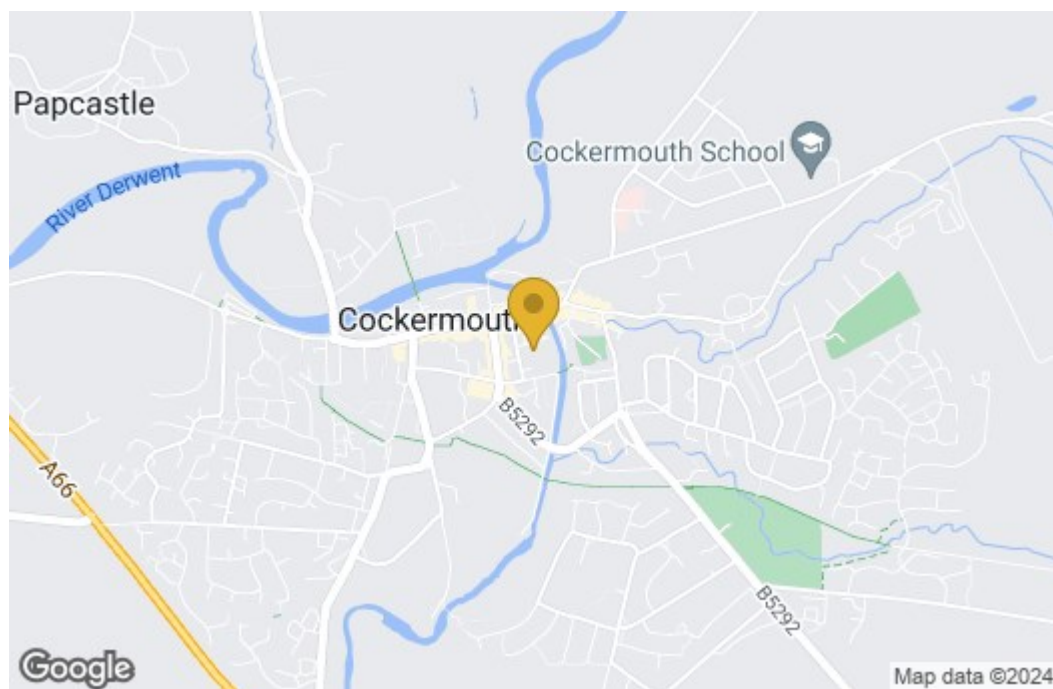
Your home may be repossessed if you do not keep up repayments on your mortgage.

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."

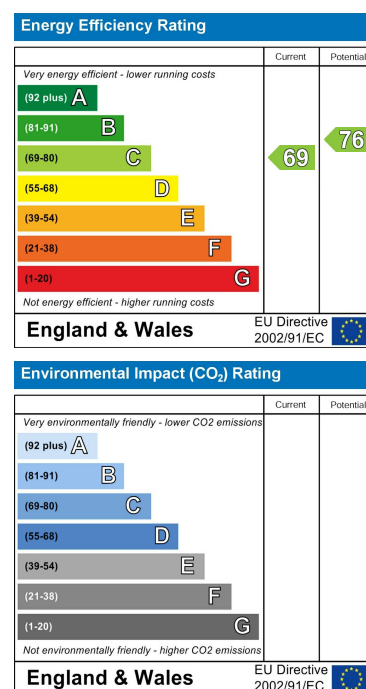
To find out how we can help you realise your dreams, just call your nearest Grisdals office.

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.