



GRISDALES

PROPERTY SERVICES



Cardrona Moor Road, Cockermouth, CA13 0YT

£225,000

FOR A WONDERFUL BLANK CANVAS FOR YOUR NEW HOME...TWO BEDROOM DETACHED BUNGALOW LOCATED IN THIS POPULAR VILLAGE CLOSE TO THE TOWN OF COCKERMOUTH...SPACIOUS ACCOMODATION, AND LARGE GARDENS TO THE SIDE WITH OUTLINE PLANNING PERMISSSION FOR A FURTHER DETACHED BUNGALOW, OR PERFECT IF YOU WANT TO EXTEND TO ACCOMMODATE A FAMILY OR CREATE AN ANNEXE FOR AN ELDERLY RELATIVE YOU WANT TO KEEP CLOSE...

This feels more like a three bedroom although its only two...With a welcoming entrance hall, the open plan living / kitchen / dining room is a great size with so much potential to design a dream kitchen and a luxury living / dining area...The bedrooms are both excellent doubles and the bathroom is a great size to add a special touch...

The exterior areas, with their existing garage and driveway, present an exciting project, whether you keep the garden as it is, or take the opportunity to change...

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

OUTLINE PLANNING PERMISSION TO THE GARDEN TO THE SIDE OF THE PROPERTY FOR A DETACHED BUNGALOW AND GARAGE- THE PLANNING NUMBER IS OUT/2023/0014 THIS WILL BE DOWN TO THE PURCHASER TO CARRY OUT THE RELEVANT INVESTIGATIONS.

Gas central heating to the property;
The boiler is located in the garage;
There is uPVC double glazing;

ENTRANCE HALL

Accessed via uPVC glazed front entrance door with side light, radiator, coving to ceiling, access to loft.

KITCHEN/RECEPTION ROOM

21'1" x 19'7" (6.43 x 5.99)



The living room has a window to the front aspect, there is a real fire with slate surround, radiator, coving to ceiling, opening into the kitchen which has a window to the rear aspect. The kitchen comprises grey and blue units with chrome handles, black worktops, tiled splash-backs, tile effect vinyl flooring, coving to ceiling and there is a door to the garage.

BEDROOM ONE

15'10" x 7'10" (4.85 x 2.41)



With window to side aspect which overlooks the garden, double cupboards with light, radiator.

BEDROOM TWO

11'1" x 10'2" (3.40 x 3.12)



With window to side aspect, double cupboards, coving to ceiling, radiator.

BATHROOM



The bathroom is an excellent size and comprising bath with electric shower over, pedestal wash hand basin, low level WC, partially tiled with wood effect flooring.

EXTERNAL FRONT AND SIDE



To the front of the property is a driveway for two vehicles plus lawn with raised borders and carport leading to the rear garden. All fronted by a low brick wall.

To the side of the property are large gardens which have outline planning permission if necessary or required by the buyer. There is a very good lawned area with flower beds also.

EXTERNAL REAR



There is a lawn with low brick wall and paving. The rear garden is accessed from both sides of the bungalow.

GARAGE

21'3" x 10'5" (6.48 x 3.18)

The garage has electricity and water and also contains the boiler. There is a base unit with sink.

DIRECTIONS

From Cockermouth take the A66 towards Workington. At Great Broughton turn right, proceed over the bridge, into the village and continue signposted to Broughton Moor.

COUNCIL TAX

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

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in 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. To find out more about how we can assist you, just call your nearest Grisdales office.

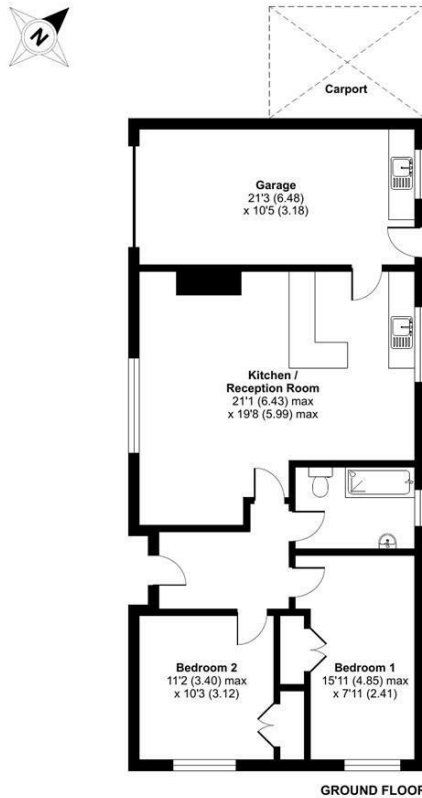
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

Moor Road, Great Broughton, Cockermouth, CA13

Approximate Area = 1023 sq ft / 95 sq m (Includes Garage)

For identification only - Not to scale



GROUND FLOOR

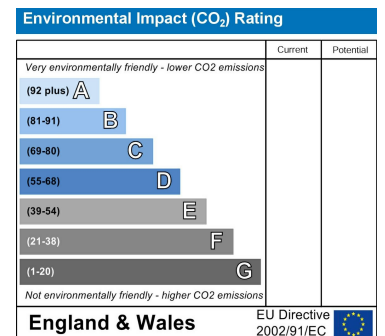
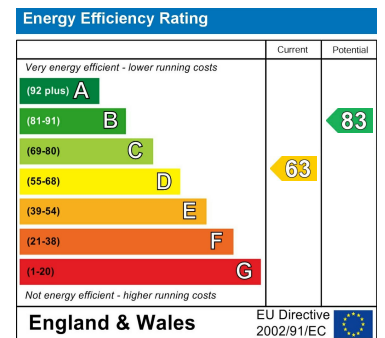


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Gridsales. REF: 1105480

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.