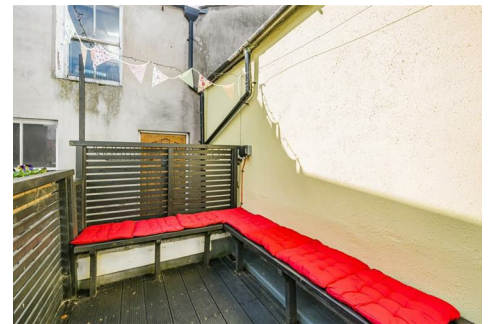




# GRISDALES

PROPERTY SERVICES



## 1 High Sand Lane, Cockermouth, CA13 9NA

**£149,950**

Welcome to High Sand Lane, Cockermouth - a charming location for this gorgeous terraced cottage. The property boasts a cosy feel with its older style, perfect for those seeking character and warmth. Located in the heart of Cockermouth, this property offers not just a home, but a lifestyle. The quaint surroundings and community spirit make it a perfect place to settle down and enjoy the peaceful ambiance of this historic town. This is a perfect home or an ideal investment.

What a great combination of contemporary and period... When you step inside into the pretty living room with log burner you just know you are going to feel comfortable and at home, and the kitchen is super with white handleless units, integrated appliances and a fabulous tiled floor...With two bedrooms, there is ample space for a small family, guests, or even a home office. And the modern shower room is a good size and has a great surprise, with a sunny decked terrace just outside the door !!!

A handy outhouse has electricity and plenty of space for bike etc.

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

## THINGS YOU NEED TO KNOW

Gas central heating at the property;  
Handy outhouse next to the property.

## LIVING ROOM

11'6" x 10'2" (3.53 x 3.12)



Accessed via composite front entrance door, log burner with tiled back and hearth, cupboard with electric and gas meter, wood flooring.

## KITCHEN

9'6" x 4'3" (2.90 x 1.30)



With window to rear aspect and comprising a contemporary range of white handleless base and wall units, wood worktop, integrated oven with separate 4-ring gas hob, stainless steel extractor chimney, integrated fridge, integrated dishwasher and integrated washing machine/dryer, stainless steel sink and drainer, wall mounted boiler, beautiful tiled flooring, radiator.

## LANDING

Accessed via a lovely wooden staircase, access to the loft which has new insulation.

## BEDROOM ONE

13'3" x 8'5" (4.06 x 2.57)



With window to front aspect, double bedroom, radiator, wooden floor.

## BEDROOM TWO

7'1" x 6'9" (2.18 x 2.06)



Window to front aspect, single room/office, radiator, wooden floor.

## SHOWER ROOM



Comprising shower cubicle with chrome fittings, low level WC, pedestal wash hand basin, attractive sage green and grey tiling, half glazed door to terrace.

## TERRACE

10'0" x 5'4" (3.07 x 1.63)



A lovely addition with decked terrace with built-in seating and fencing and outside electric points.

## OUTHOUSE



Entrance is next to the front door to the property. A very handy storage space for bikes, etc and also has electricity.

## DIRECTIONS

The property is best approached by turning the corner at The New Book Shop next to the Cockermouth Grisdales Office onto High Sand Lane.

## 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 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.

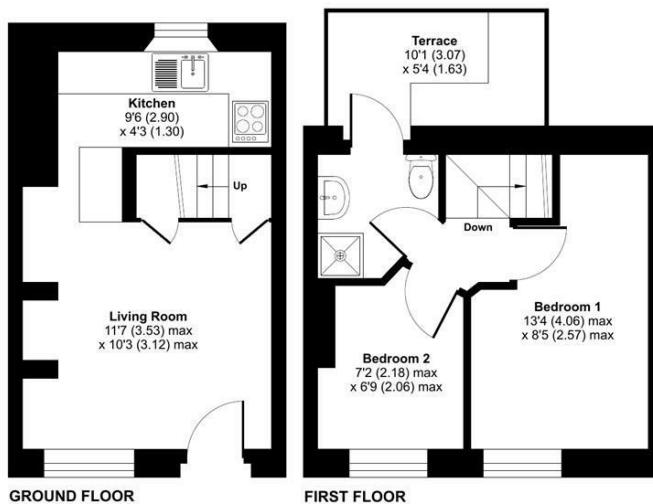
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

### High Sand Lane, Cockermouth, CA13

Approximate Area = 432 sq ft / 40.1 sq m

For identification only - Not to scale

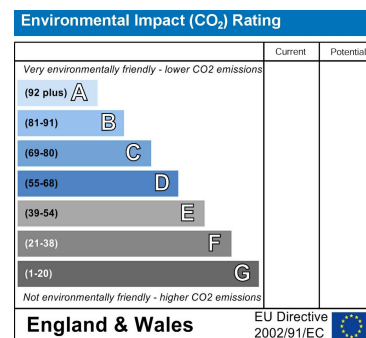
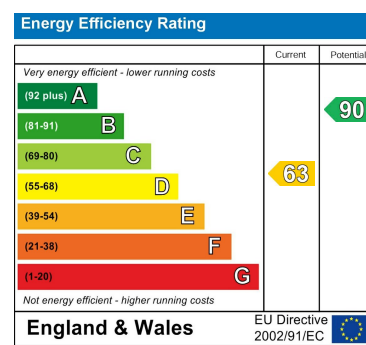


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Grisdales. REF: 1117143

## 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.