



GRISDALES

PROPERTY SERVICES



29 Dunmail Crescent, Cockermouth, CA13 0AG

£103,000

A FABULOUS FIRST FLOOR TWO BEDROOMED APARTMENT, AND WHAT A VIEW!

Located in a great residential area within Cockermouth, convenient for the town centre, parks etc, this smashing apartment is modern, cheerful and perfect for someone looking for easy living.

The bedrooms are spacious, the lounge is a lovely room to spend time in and the kitchen is practical and again has a delightful view over rooftops to countryside in the distance. There's double glazing, gas central heating, ample parking and a patio garden with borders.

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

Helping you find your perfect new home...

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

THINGS YOU NEED TO KNOW

Gas central heating;
Double glazing.

ENTRANCE

The property is accessed via a uPVC door into:

INNER HALLWAY

With stairs to the first floor.

LANDING

With cupboard housing Baxi boiler and shelving

LOUNGE/DINING ROOM

14'4" x 10'8" (4.37 x 3.27)



A fabulous light and airy room with a large window overlooking the rooftops and countryside in the distance. Ample space for relaxing and eating. Coving, television point and folding door leading into:

KITCHEN

8'11" x 7'10" (2.73 x 2.39)



Fitted with a range of base and wall units in beech effect with laminate work surface over and grey ceramic tile splash-back. Includes integrated electric oven with 4-ring gas hob over,

stainless steel splash-back and stainless steel extractor fan, stainless steel sink unit, plumbing for washing machine and space for a fridge/freezer, small breakfast bar, spotlighting and laminate floor.

BEDROOM ONE

12'4" x 9'8" (3.77 x 2.96)



Double room with an aspect to the rear.

BEDROOM TWO

9'11" x 8'5" (3.04m x 2.59m)



Double room with an aspect to the rear.

BATHROOM

6'5" x 5'5" (1.97 x 1.66)



With frosted window to the side and fitted with bath with chrome mixer tap and wall mounted chrome shower and attachments over, pedestal wash basin with chrome mixer tap, low level WC and fully tiled throughout with white ceramic tiles with a silver trim.

EXTERNALLY



There is ample parking within the boundaries of the development. To the rear is an external store which is shared with the downstairs neighbour and steps lead up to a large patio area with shrub and floral borders.

OUTLOOK



There is a fabulous open view from the lounge and kitchen windows over rooftops to the countryside in the distance.

COUNCIL TAX

We have been advised by Allerdale Borough Council (0303 123 1702) that this property is placed in Tax Band A.

DIRECTIONS

From Fitz Road turn right into Dunmail Crescent and the property can be found towards the centre on the left with the parking area just beyond.

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.

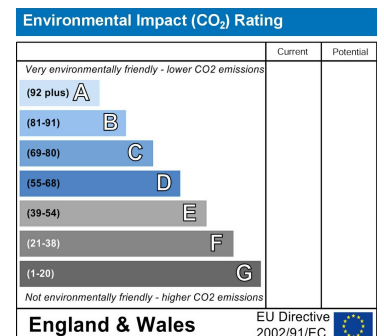
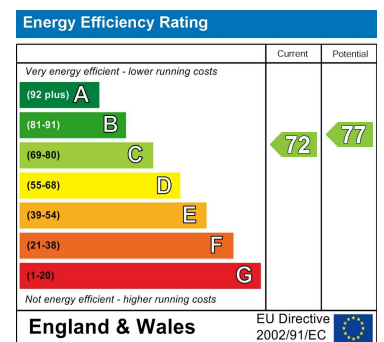
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

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.