



GRISDALES

PROPERTY SERVICES



77 Towers Lane, Cockermouth, CA13 9EE

£260,000

Having been loved and lived in by the same owners since it was newly built in the 1970's, this super three bedroomed semi-detached house sits on the edge of a sought after residential development with gorgeous south facing views towards countryside - and from the back bedrooms you can see the infamous Watch Hill, AKA, The Hay! Inside the house offers comfortable and well kept accommodation with opportunities to update and refresh it to your style and taste. The garden's a good size and a long drive leads to a single detached garage.

It sits conveniently for access into Cockermouth, Harris Park and a lovely river walk and it's not far from the A66 to the Lake District and West Coast. The nearby schools in Cockermouth are also within walking distance.

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

Helping you find your perfect new home...

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THINGS YOU NEED TO KNOW

Gas central heating and double glazing.

ENTRANCE

The property is accessed into:

PORCH

Accessed via a uPVC door with clear glazing panels into a porch with windows to two sides, pine clad ceiling, tiled floor, brick walls and electric heater. From the porch a uPVC door with frosted glazing panels leads into:

ENTRANCE HALL

With stairs to the first floor, understairs cupboard.

CLOAKROOM

5'9" x 4'8" (1.76 x 1.44)

Fitted with low level WC, wash basin with tiled splash-back, coat hooks, small cupboard, frosted window into the porch and vinyl floor covering.

LOUNGE/DINING ROOM

19'3" x 13'5" (5.89 x 4.11)



A lovely through room with dual aspect - large window to the front and one to the rear, gas fire in brass surround on cream stone hearth with matching mantelpiece over, television point, telephone point and ample space for a dining table. Door leading into:

KITCHEN

12'1" x 7'1" (3.69 x 2.16)



Fitted with a range of base and wall units with laminate worktop over and ceramic tiled splash-back. Includes 1.5 bowl stainless steel sink unit, space for an electric cooker, breakfast bar area, plumbing for washing machine and space for fridge/freezer. Glazed door into the lounge, uPVC door to the rear and louvre fronted cupboard with shelving.

STAIRS AND LANDING

A staircase with a window at half landing level gives access to bedrooms and into the loft.

BEDROOM ONE

13'10" x 8'9" (4.24 x 2.69)



Double room to the front with shelving and cupboard.

BEDROOM TWO

13'9" x 10'4" (4.20 x 3.15)



Double room to the rear with cupboard with shelving and housing gas boiler.

BEDROOM THREE

9'5" x 7'4" (2.89 x 2.25)



Spacious single room to the rear with shelving and cupboard.

BATHROOM

9'6" x 5'10" (2.90 x 1.79)



Fitted with bath and tap connected shower and patterned screen, wooden side panelling, low level WC and pedestal wash basin all in pale pink. Mostly fitted throughout with pink and white ceramic tiles, frosted window to the rear, light/heater (ceiling mounted).

OUTLOOK



From the rear you can see over rooftops to the Hay and countryside in the distance.

At the front, there is a pleasing aspect, again over countryside.

DRIVEWAY AND PARKING



There is a brick paved drive for at least three vehicles which leads to the single garage.

SINGLE GARAGE

A garage which is attached to the neighbouring garage provides access for parking for one car.

FRONT GARDEN

Simply laid to lawn with an attractive and well maintained hedge to the front with flower borders and paving.

REAR GARDEN



Paved area and a path leads through the garden where there is a lawn and greenhouse and paving to the side.

DIRECTIONS

The property is best approached by leaving Cockermouth by way of Station Street. Proceed up Station Street until reaching the traffic lights. Turn left here along Lorton Street and proceed to Lorton Road where Towers Lane is the last turning on the right hand side. At the top of the hill, bear right and the property is on the right towards the bottom of that hill.

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 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

Grisdals 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 Grisdals 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

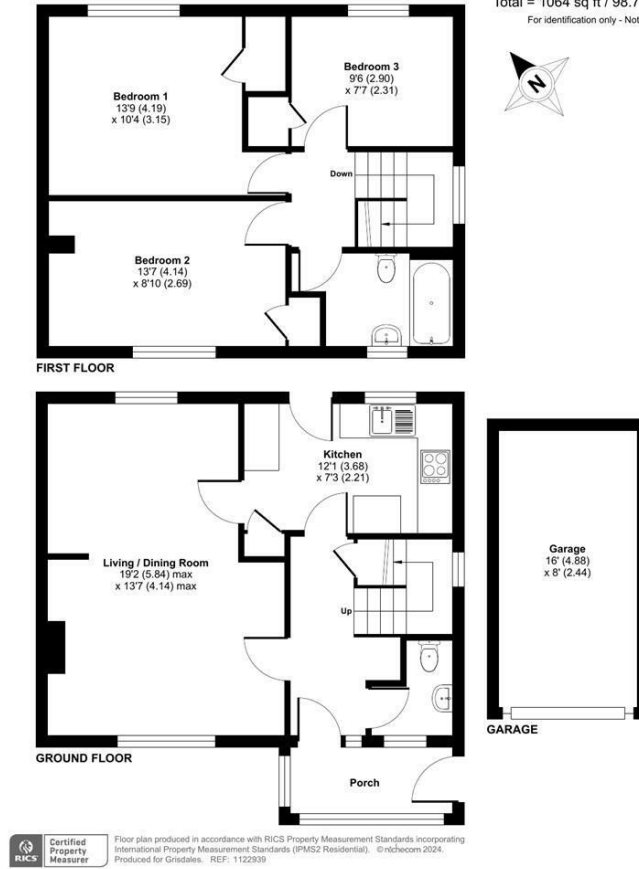
Towers Lane, Cockermouth, CA13

Approximate Area = 936 sq ft / 86.9 sq m

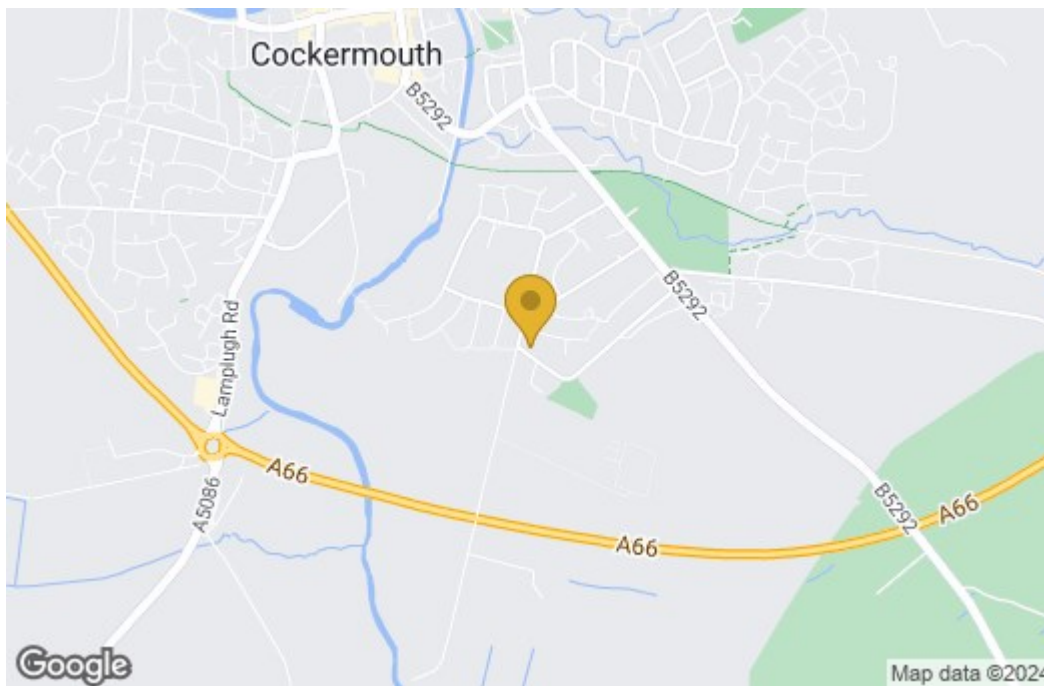
Garage = 128 sq ft / 11.8 sq m

Total = 1064 sq ft / 98.7 sq m

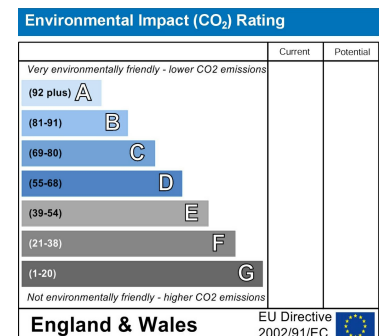
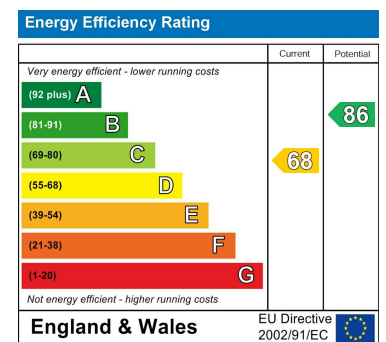
For identification only - Not to scale



Area Map



Energy Efficiency Graph



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