



GRISDALES

PROPERTY SERVICES



9 Limetree Crescent, Cockermouth, CA13 9HW

£225,000

LIMETREE CRESCENT IS A POPULAR PLACE TO BE especially as it's so close to schools, the sports centre and the town and if you're that way inclined you're within easy staggering distance of a few great bars, cafes etc!

This three bed semi is in need of some love but with its open aspect to the front and a delightful south facing view towards the Lake District Fells to the rear we know it will be a big hit with first time buyers or second steppers looking for a project. It offers some great space inside, fairly typical of a 60's semi but has had a new bathroom and kitchen fitted in recent times.

Come and have a look and see how you can make it work!

*** 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 uPVC door with frosted glazing panels either side and that leads into:

ENTRANCE HALL

With stairs to the first floor, coat hooks and door leading into:

LOUNGE/DINING ROOM



An open room with lounge to the front and dining room to the rear and separated as follows:

LOUNGE

17'6" x 11'9" (5.34 x 3.59)



With large window overlooking the front garden, gas fire on black hearth with matching surround and pine mantelpiece over, understairs cupboard, television point and opening into:

DINING AREA

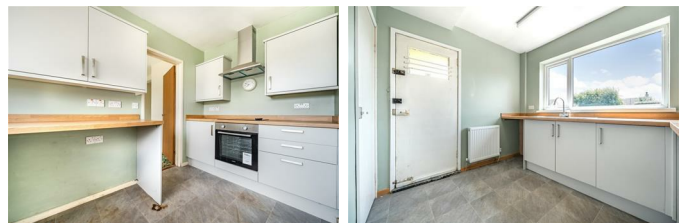
10'11" x 10'0" (3.33 x 3.05)



With window to the rear. Door leading into:

KITCHEN

11'4" x 9'6" (3.47 x 2.90)



Fitted with a range of base and wall units in cream with wood effect laminate worktop over and matching upstand. Includes stainless steel sink, plumbing for washing machine, space for two undercounter appliances, integrated Lamona electric oven with 4-ring hob over and stainless steel extractor fan. Large window overlooking the rear garden and shelved understairs cupboard.

FIRST FLOOR LANDING

With window to the side, access into the loft and cupboard housing Baxi gas boiler.

BEDROOM ONE

11'11" x 11'5" (3.64 x 3.50)



Spacious double bedroom to the front with cupboard with shelf and hanging rail.

BEDROOM TWO

12'7" x 9'4" (3.84 x 2.87)



Cupboard with hanging rail and shelving.

BEDROOM THREE

9'1" x 8'5" (2.78 x 2.58)



A spacious single room to the front with two double cupboards.

BATHROOM

7'11" x 5'5" (2.43 x 1.66)



Fitted with walk-in shower with wall mounted Mira shower and attachments, clear screen, white wash basin with chrome mixer tap and WC set into white fronted vanity unit with cupboard above and fully fitted with white waterproof panelling. Frosted window to the rear and tile effect vinyl floor covering.

PARKING & GARAGE



A tarmacked drive leads to a single garage with an up and over door.

FRONT GARDEN



With an array of plants and shrubs etc and additional paved hard standing area.

REAR GARDEN



There is a large rear garden with a path to the centre with lawn and well established shrub and floral borders.
There is also a coal shed and access into the back of the garage.

ASPECT



To the rear is a view over rooftops towards the Lake District fells in the distance.

To the front, the property is located on the edge of the green with a pleasing open view over it.

DIRECTIONS

From the town centre proceed up Castlegate and turn left onto Isel Road. Take the right turn to Oaktree Crescent, left into Cedar Lane, then right into Limetree Crescent.

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 are proud to partner with The Right Advice Cumbria (Gary Pollard), a team of local expert advisers with years of

experience in the financial services industry. Whether you are purchasing your first home, moving to a new home, re-mortgaging, or investing in property, our dedicated team is here to guide you to the perfect solution tailored to your needs.

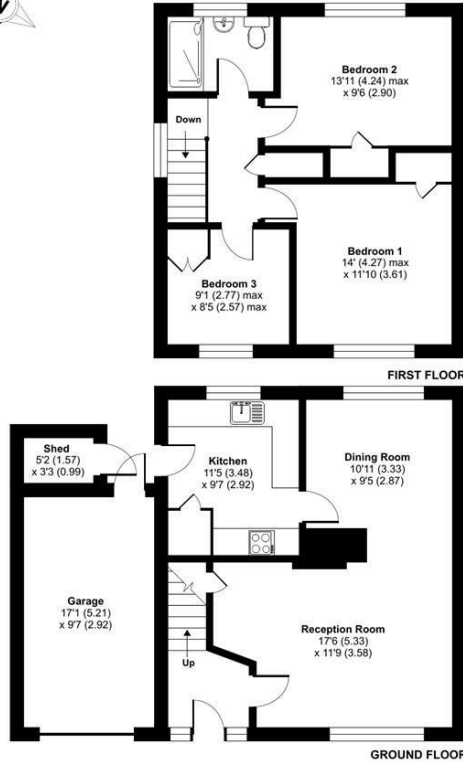
By working with us, you will benefit from access to multiple lenders, competitive rates, and a dedicated service aimed at saving you time, effort, and money. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. You may be charged a fee for mortgage advice. The precise amount will depend on your circumstances, but we estimate it will be £495.

Floor Plan

Limetree Crescent, Cockermouth, CA13

Approximate Area = 1014 sq ft / 94.2 sq m
 Garage = 164 sq ft / 15.3 sq m
 Outbuilding = 17 sq ft / 1.5 sq m
 Total = 1195 sq ft / 111 sq m
 For identification only - Not to scale

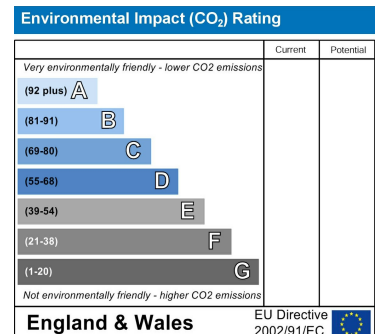
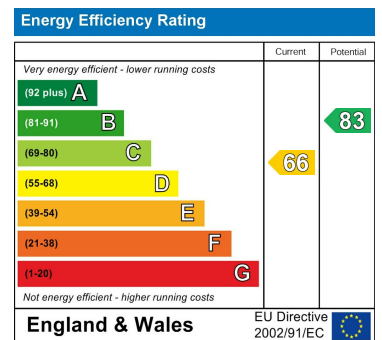


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grisdales. REF: 1147944

Area Map



Energy Efficiency Graph



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