



GRISDALES

PROPERTY SERVICES



13 Strawberry How, Cockermouth, CA13 9XZ

£255,000

IN OUR OPINION, THIS IS PROBABLY ONE OF COCKERMOUTH'S MOST SUPERIOR APARTMENTS.....

This is a beautifully appointed and exceptionally spacious two double bedroomed apartment which is located at the front of this prestigious development being the former grammar school at Strawberry How. There are gorgeous views from the front bay windows over rooftops to The Hay in the distance and it's within easy access of the A66, the road to Lorton/Buttermere, not to mention Cockermouth town centre where there's a fabulous array of eateries, social activities, independent shops etc.

Having been used successfully as a holiday property in recent years it's available for sale with or without future bookings. Although it lends itself perfectly to holiday lets it would equally make a perfect turn key home for a professional, the additional storage space (perfect for bikes) and electric car charger being great assets for the modern day purchaser.

Internally many changes have taken place over the last couple of years especially to the kitchen, heating system as well as the installation of a feature fireplace in the lounge. We hope we can entice you in for a viewing as you'll be thrilled with what's on offer!

*** 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 (brand new boiler and full central heating system installed within the last 12 months);

Hardwood sash double glazing;

White painted panel doors throughout with chrome ironmongery.

In recent years this has been successfully used as a holiday property and has a great track record of regular bookings - further information can be made available if required.

Fixtures and fittings can be purchased by separate negotiation.

ENTRANCE

The property is accessed via a hardwood door with clear glazing panels into:

INNER LOBBY

With quarry tiled floor and mounted shelving, coat hooks and step up into:

INNER HALLWAY



With continuation of quarry tiled floor, understairs alcove, stairs to the first floor and dado rail, full height sash window at half landing level.

FIRST FLOOR LANDING



A spacious landing with telephone point, dado rail, cornices and mouldings and access into the loft, drop down light fittings.

CUPBOARD

8'5" x 4'5" (2.57 x 1.35)

Large walk-in cupboard housing Baxi boiler.

LOUNGE

19'1" including bay window x 13'7" (5.83 including bay window x 4.16)



With bay window to the front, double sash window and two windows either side, coving, window to the side, picture rail, deep skirting boards and cornices, fireplace incorporating electric stove on black hearth with natural timber mantle over and television point.

KITCHEN

16'0" x 14'7" (4.88 x 4.46)



A fabulous kitchen fitted with a range of grey fronted units with chunky chrome handles and white/grey laminate worktop over with white ceramic tiled splashback. Includes 1.5 bowl

stainless steel sink with chrome mixer tap and glass splashback with lighting above, integrated freezer, concealed washing machine, integrated dishwasher and integrated fridge, 4-ring gas hob over with glass splashback and chrome and glass stainless steel extractor fan, double electric oven and fitted with a range of drawers, pull out pantry style cupboards etc, additional wall mounted shelving, space for fridge/freezer. Breakfast bar with solid oak worktop over and three modern lights in chrome and glass over the breakfast bar with wine racks to the side and double cupboards. Newly fitted pine floor, black feature fireplace and two large sash windows overlooking the side.

BEDROOM ONE

15'10" into bay x 12'2" (4.83 into bay x 3.72)



A fabulous light and airy room overlooking the front with bay window being double sash window and single sash windows to the side, deep skirting boards, dado rail and good range of built-in cupboards with mirror fronted sliding doors and including shelves and hanging rails etc.

BEDROOM TWO

13'7" x 13'3" (4.15 x 4.05)



Double room with an aspect to the side, dado rail and good range of built-in cupboards in wood effect with lighting above and including drawers, hanging space and shelves etc, matching dressing table area incorporating drawers, cupboard.

BATHROOM

9'1" x 6'8" (2.77 x 2.04)



With corner shower with curved sliding door in chrome frame and Aqualisa shower in chrome with attachments, white bath with chrome tap and hand held hose with pop up plug, low level WC with concealed cistern and white wash basin with chrome mixer tap set into vanity cupboard with oak effect front and laminate worktop over with matching wall mounted cupboards and shelving with mirror with bevelled edge and lighting above, chrome ladder style radiator and fitted around sanitary fittings with beige ceramic tiles, charcoal grey tile effect floor covering and part frosted sash window and extractor fan and spotlights.

EXTERNALLY - OUTSIDE CUPBOARD



EXTERNALLY - PARKING

There are two allocated parking spaces at the property, one by the front door and one in front of the property.

EXTERNAL AREAS

There is use of the communal areas around the property including the woodland to the side.

DIRECTIONS



From the town centre proceed up Station Street and turn left into Lorton Street. Follow the road round, passing the cemetery and turn left into Strawberry How Road whereupon the development can be found on the right hand side.

COUNCIL TAX

This property has been used as a holiday let and is to be re-rated. The authority is Cumberland Council.

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.

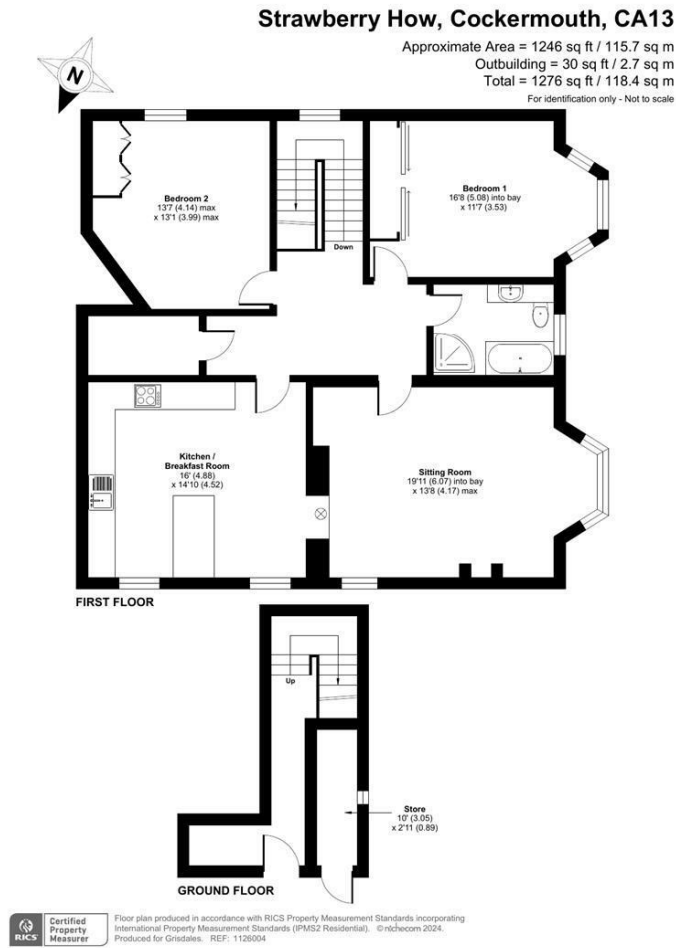
MORTGAGE ADVICE

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.

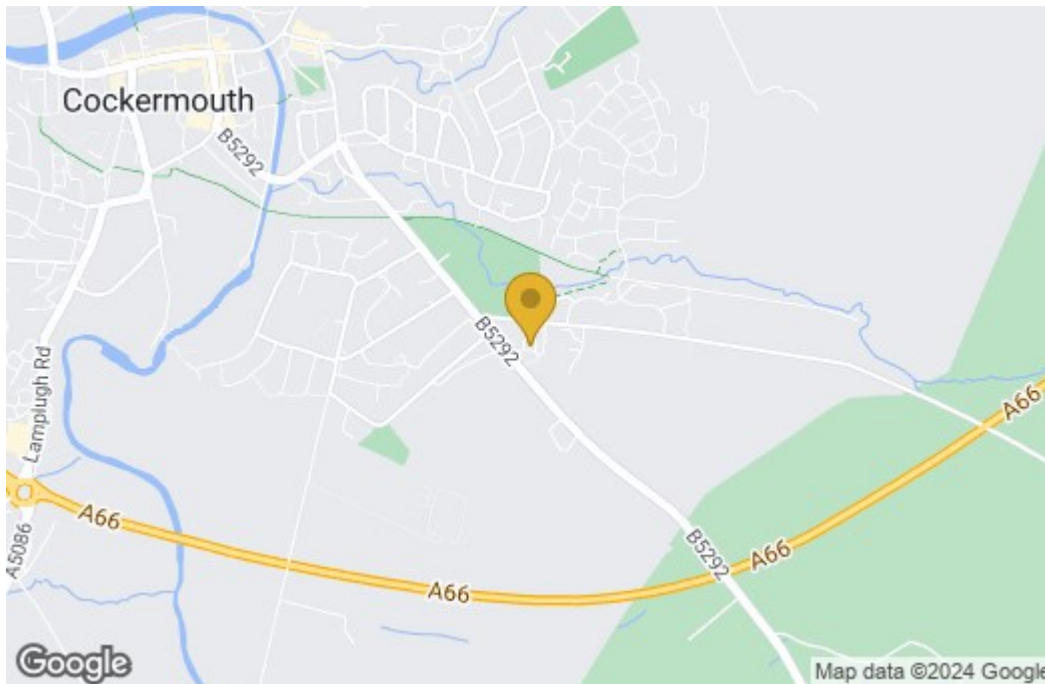
By working with us, you will benefit from access to multiple lenders, competitive rates, and a dedicated service aimed at saving you time, effort, and money. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

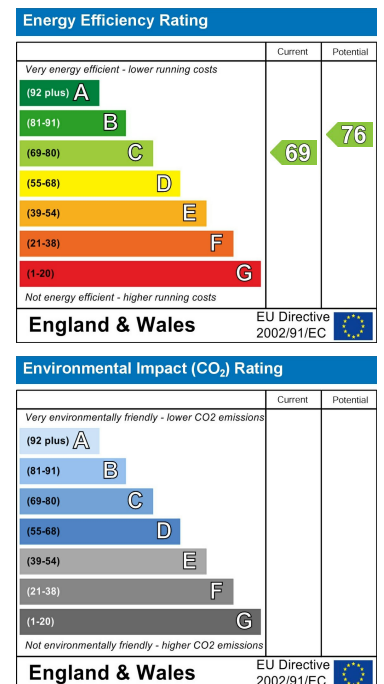
Floor Plan



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.