



# GRISDALES

PROPERTY SERVICES



**16 Waterloo Street, Cockermouth, CA13 9NB**

**£229,995**

SO HANDY FOR THE TOWN YET TUCKED QUIETLY AWAY IN ONE OF THE PRETTIEST STREETS IN COCKERMOUTH! We are delighted to let you know about this fabulous double fronted and particularly spacious three bedroomed mid terraced house - and it even has a garden! Natural light pours into all windows and the south facing garden is the perfect place to be when the sun is shining! The accommodation is deceptively spacious internally with a dual aspect lounge and a great family room with well fitted kitchen and dining room and upstairs there are three double bedrooms and a great sized bathroom. All within minutes from the town centre and with quick access to the schools, sports and leisure facilities etc.

We just know this will be a big hit! COME AND HAVE A LOOK!!!

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

Windows are mix of uPVC and single glazed sash windows.

## ENTRANCE

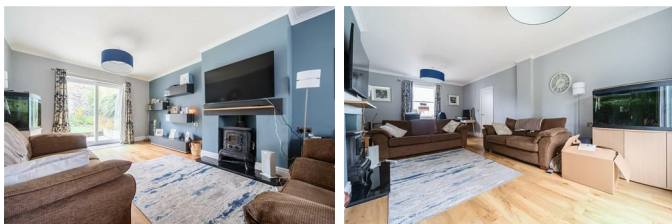
The property is accessed via a composite door with gold coloured ironmongery, and that leads into:

## ENTRANCE HALL

With wood effect floor covering, stairs to the first floor, cupboard for storage.

## LOUNGE

23'9" x 11'11" (7.25 x 3.65)



A fabulous light and airy room which is particularly spacious and with window overlooking Waterloo Street and sliding patio doors to the rear. Fitted with wood effect flooring, multi-fuel stove set within fireplace alcove on granite hearth, coving and television point. Modern wall mounted shelving.

## DINING KITCHEN



Continuation of hall flooring. Again, another fabulous room with sash window to the front and uPVC windows to the rear and door to the garden. Split into two areas:

## KITCHEN

12'0" x 9'6" (3.67 x 2.90)



Fitted with a range of base and wall units in taupe and navy blue with worktop over with cream ceramic tiled splashback; incorporates wine racks and space for a fridge/freezer. Includes 1.5 bowl composite sink unit with mixer tap, plumbing for dishwasher, washing machine and space for a tumble dryer, integrated electric oven with 4-ring gas hob and stainless steel extractor fan. Opening into:

## DINING AREA

16'2" maximum x 10'7" (4.93 maximum x 3.25)



Continuation of flooring, drop down light fitting and understairs store.

## STAIRS AND LANDING

Stairs from the first floor lead to a large landing.

## BEDROOM 1

16'7" x 11'6" (5.08 x 3.53)



Particularly spacious double bedroom with front aspect and with large double cupboard.

## BEDROOM 2

12'4" x 12'0" (3.78 x 3.68)



Spacious double bedroom to the rear.

## BEDROOM 3

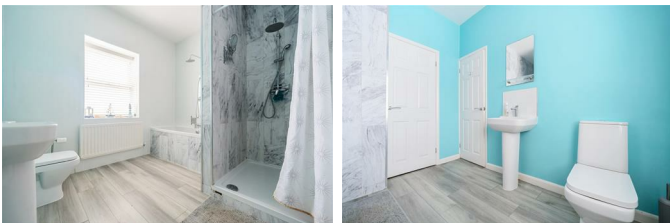
10'9" x 9'8" (3.30 x 2.95)



Double bedroom with a rear aspect. Built in cupboard.

## BATHROOM

9'5" x 9'4" (2.88 x 2.87)



Fitted with pedestal wash basin with chrome tap and splashback and wall mounted mirror above and low level WC. Bath with mixer tap and wall mounted chrome shower and attachments including hand held hose and rainfall shower. Shower cubicle with chrome shower and attachments. Fitted around bathroom fittings with grey waterproof panelling,

wood effect flooring and large cupboard with shelving and hanging space.

## EXTERNALLY



## OUTLOOK

From the front there are glimpses of the River Derwent.

## DIRECTIONS

The property is best approached directly from Main Street via High Sands Lane, bending round at the bottom into Waterloo Street and the property can be found on the left hand side.

## 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.

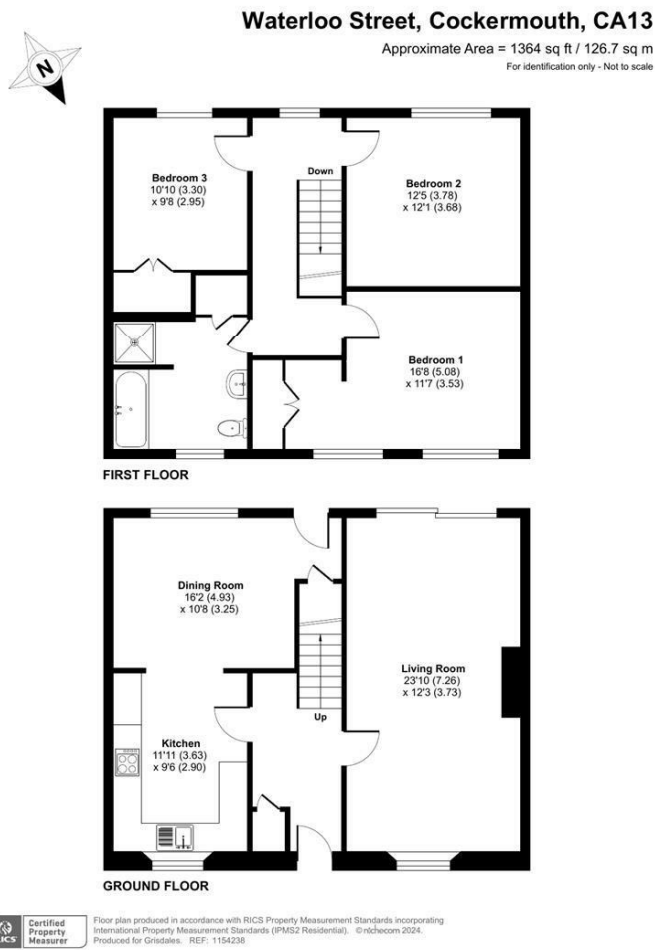
### **MORTGAGE ADVICE**

Grisdales 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.

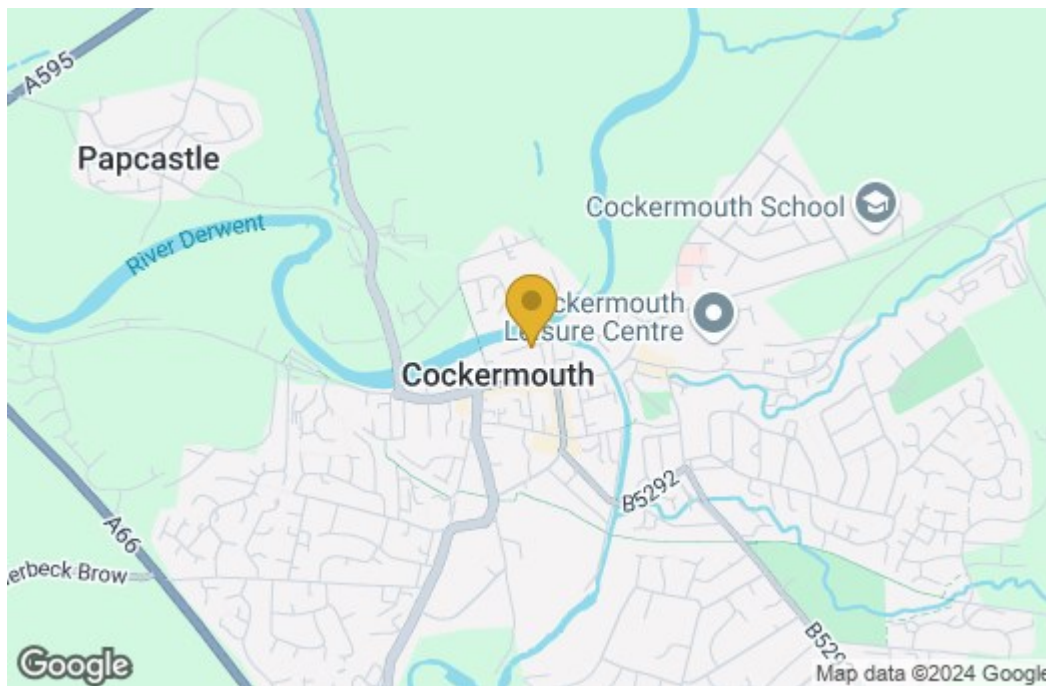
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

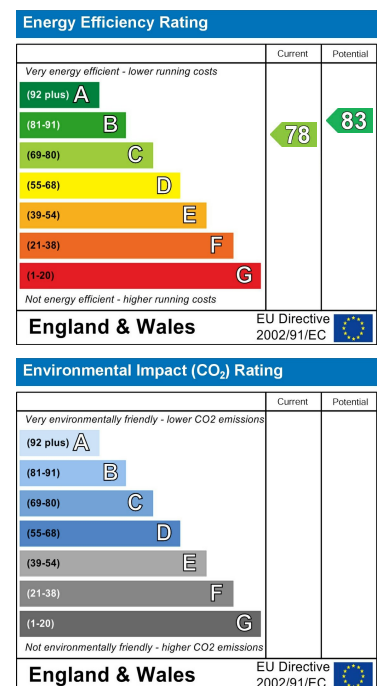
## Floor Plan



## 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.