



# GRISDALES

PROPERTY SERVICES



## 8 Walker Street, Cockermouth, CA13 0AB

**£210,000**

HERE WE HAVE A GREAT HOUSE WAITING FOR ALL THE LOVE AND ATTENTION YOU CAN GIVE IT!

Perfect for a first time buyer, or second stepper, this great end of terraced three storey home offers bags of space and is perfect if you're looking for a small project. The bones of it are fabulous - there's a lovely through-room incorporating lounge & dining area (with wood burner) and a good kitchen beyond and upstairs there are two double bedrooms and a spacious bathroom. A spiral staircase leads to an attic room which, subject to a little work and building regs, could make a perfect third double bedroom. There's a courtyard garden to the rear and the store rooms lend themselves to being converted into the kitchen. It's all perfectly habitable - it's just crying out for a little love!

It's located within a popular residential area within a 15 minute walk of the town centre and with easy access to schools, sports and leisure facilities etc.

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## THINGS YOU NEED TO KNOW

Gas central heating and double glazing.

### ENTRANCE

The property is accessed via a composite door with brass ironmongery and that leads into:

### INNER LOBBY

4'6" x 3'4" (1.38 x 1.02)

With tiled floor, painted tongue and groove to dado rail, dado rail and glazed door leading into:

### INNER HALL

With stairs to the first floor and door leading into:

### LOUNGE/DINER

33'8" x 10'1" (10.28 x 3.09)



A lovely spacious through room, with windows at either end and split into two areas:

### LOUNGE

15'7" x 9'11" (4.77 x 3.04)



With square bay window, television and telephone points. Cast iron flame effect gas fire with matching surround with white mantelpiece over and black tiled hearth. Opening into:

### DINING ROOM

17'5" x 10'1" (5.33 x 3.09)



With wood burning stove in brick built fireplace alcove with tiled hearth, window to the rear and door leading into:

### KITCHEN

11'0" x 8'2" plus understairs alcove (3.36 x 2.51 plus understairs alcove)



Fitted with a range of base and wall units in cream with chunky brushed chrome handles and natural wood worktop over and cream ceramic tiled splashback. Includes 1.5 white ceramic sink unit, space for electric oven with stainless steel extractor fan over, space for fridge/freezer, small breakfast bar and door to rear. Understairs alcove includes tiled floor, window to the side and wall mounted gas boiler.

### FIRST FLOOR LANDING

At half landing level there is access into the bathroom and on the main landing there is a spiral staircase to the attic room.

## BATHROOM

10'2" x 7'9" (3.11 x 2.37)



Fitted with corner bath and tap connected shower hose with screen, WC and wash basin set within white painted vanity unit. Fitted with part tiling in white and blue around sanitary fittings, dado rail, laminate floor and frosted window to the rear.

## BEDROOM ONE

13'5" x 12'6" (4.11 x 3.83)



Large double bedroom to the front, fitted with laminate floor, feature fireplace and television point. Picture rail.

## BEDROOM TWO

14'4" x 8'0" (4.39 x 2.46)



Double room to the rear, feature fireplace and small cupboard.

## ATTIC ROOM

19'3" x 12'10" (5.87 x 3.93)



Accessed via a wooden spiral staircase from the first floor landing, with fold down door above and this opens up to a spacious room with exposed stone walls to two sides, Velux roof light and under eaves storage areas. Television point.

## FRONT EXTERNAL

A small area laid with shillies.

## REAR EXTERNAL



Paved area immediately outside the house and steps lead to a decked area with a gate to the side.

## STORE ROOMS

10'0" x 8'6" maximum (3.07 x 2.61 maximum)



With concrete floor, window to the front and includes plumbing for washing machine with worktop over. Electricity and water. Additional small store included in this measurement.

## PARKING



Parking is on the road at the front.

## DIRECTIONS

From the centre of Cockermouth proceed up Station Street bearing right, continue up the road to the second set of traffic lights. Bear left along The Level and as the road bears left, turn right (or straight ahead) into Fitz Road - continue to Walker Street on the right and the property can be found half way down on the right.

## COUNCIL TAX

We have been advised by Cumberland Council (0300 373 3730) that this property is placed in Tax Band B.

## 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 GRIDDALES

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 Griddales, 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. Griddales 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

Griddales 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.

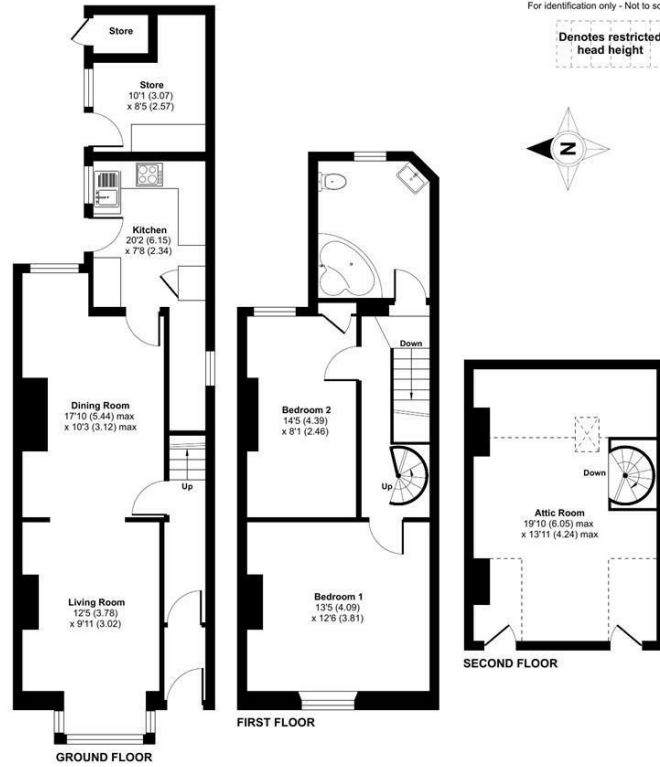
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

### Walker Street, Cockermouth, CA13

Approximate Area = 1104 sq ft / 102.5 sq m  
 Limited Use Area(s) = 108 sq ft / 10 sq m  
 Outbuilding = 76 sq ft / 7 sq m  
 Total = 1288 sq ft / 119.5 sq m

For identification only - Not to scale

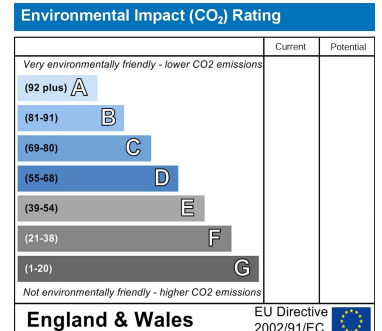
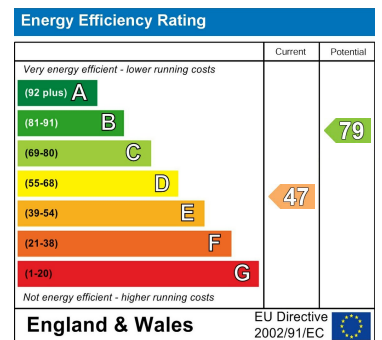


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grisdales. REF: 1159450

## 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.