



GRISDALES

PROPERTY SERVICES



31 Mayo Park, Cockermouth, CA13 0BJ

£320,000

WE LOVE THE HOUSE, WE LOVE THE GARDEN, WE LOVE THE LOCATION!

Perfectly situated within a quiet cul-de-sac on the edge of town is this delightful four bedroomed semi-detached house, it's fourth bedroom and en-suite being on the ground floor so perfect if you need easily accessible space.

Having been extended in recent times it offers a super kitchen/diner/snug, the French doors of which open up onto the most gorgeous and very private (and sheltered) south facing garden - enjoy pottering or just soak up the sun on the patio!

All perfectly maintained and in tip-top condition this is a fabulous home and a comfortable lounge downstairs and three bedrooms and a bathroom upstairs complete the internal accommodation. Outside there are two sheds, off road parking for two cars on a brick paved drive and there's a pretty front garden too.

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

Gas central heating and double glazing;
Pine doors throughout, some of which are part glazed and all with matching woodwork and skirting boards. Chrome ironmongery.

Kitchen / Living / Dining Room Extension carried out 2018

Conversion of Integral Garage to Bedroom and Shower Room 2010

ENTRANCE

The property is accessed via a uPVC door with a frosted glazing panel, and that leads into:

ENTRANCE HALL

With wood effect flooring, stairs to the first floor, understairs cupboard and additional store room with window to the front.

LOUNGE

14'5" x 12'2" (4.41 x 3.72)



A lovely room with continuation of hall floor, large window overlooking the front and attractive flame effect gas fire in chrome frame with cream hearth and surround and white painted mantelpiece over. Coving and television point.

FAMILY ROOM

22'11" x 19'2" (7.00 x 5.86)



A fabulous light and airy room which includes kitchen, dining and relaxing areas. Fitted with grey tile effect flooring.

KITCHEN

19'2" x 9'6" (5.85 x 2.91)



Fitted with a comprehensive range of base and wall units in grey with chunky chrome handles and white worktop over with matching upstand. Includes 1.5 bowl grey composite sink unit with chrome mixer tap, Bosch 4-ring electric hob with stainless steel splashback and extractor fan over, integrated electric oven and combination oven, space for fridge/freezer and integrated dishwasher. Spotlights and large opening into dining area. Modern grey radiator and frosted door leading into the utility.

SNUG/DINING AREA

15'5" x 12'0" (4.71 x 3.66)



With ample space for dining and relaxing, two windows overlooking the rear, Velux roof light and sliding patio doors to the garden. Large opening into the kitchen and modern radiator.

UTILITY ROOM

8'4" x 6'3" (2.56 x 1.93)



Fitted with a range of base and wall units in wood effect with chrome handles and grey laminate worktop over. Includes stainless steel sink, plumbing for a washing machine and space for an additional appliance. Window to the rear and uPVC door to the rear and continuation of kitchen flooring. Part glazed door leading into:

INNER LOBBY

With continuation of kitchen flooring, coat hooks and access into the loft.

BEDROOM FOUR

10'3" x 8'4" (3.13 x 2.55)



A double room with coving and window overlooking the front.

SHOWER ROOM

5'4" x 5'4" (1.64 x 1.64)



Fitted with pedestal wash basin with chrome taps and beige ceramic tiled splashback, shower in cubicle with curved door in chrome frame and wall mounted shower and attachments and fitted with waterproof panelling, low level WC, cream ceramic tiled floor, ladder style radiator, extractor fan and frosted window to the side.

STAIRS AND LANDING

Staircase leads to a first floor landing with large south facing window overlooking the green. Access into the loft via a pull down ladder and double doors giving access to an airing cupboard with slatted shelving and wall mounted gas boiler.

BEDROOM ONE

13'10" x 8'3" (4.22 x 2.53)



Double room to the front and fitted with a fabulous range of built-in wardrobes with sliding doors.

BEDROOM TWO

12'6" x 10'4" (3.82 x 3.15)



Double room with an aspect to the rear.

BEDROOM THREE

8'5" x 8'0" (2.58 x 2.44)



Single room to the front currently used as a study.

BATHROOM

6'3" x 5'6" (1.93 x 1.68)



Fitted with P-shaped bath with curved screen and chrome handle and wall mounted chrome shower and attachments. White pedestal wash basin with chrome mixer tap and low level WC. Fully fitted throughout with beige ceramic tiles, vinyl floor covering and chrome ladder style radiator, extractor fan and frosted window to the rear.

PARKING



There is off road parking on the brick paved yard at the front for two cars.

FRONT GARDEN



Laid to lawn with well established shrub and floral borders.

REAR GARDEN



Paved patio area with steps that lead up to a second patio. The garden is beautiful and includes well established shrub and floral borders, a lawn, apple tree, vegetable growing area and wild garden. Large detached shed, smaller shed and paving to the side gate. Outside tap.

DIRECTIONS

From Main Street proceed up Station Street - go through the

traffic lights to the second set. Bear left and proceed along "The Level" and up past Mountain View and turn right into Brigham Road. Proceed for approximately a third of a mile and Mayo Park can be found on the right hand side. Take the second turning and the property is on the right.

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.

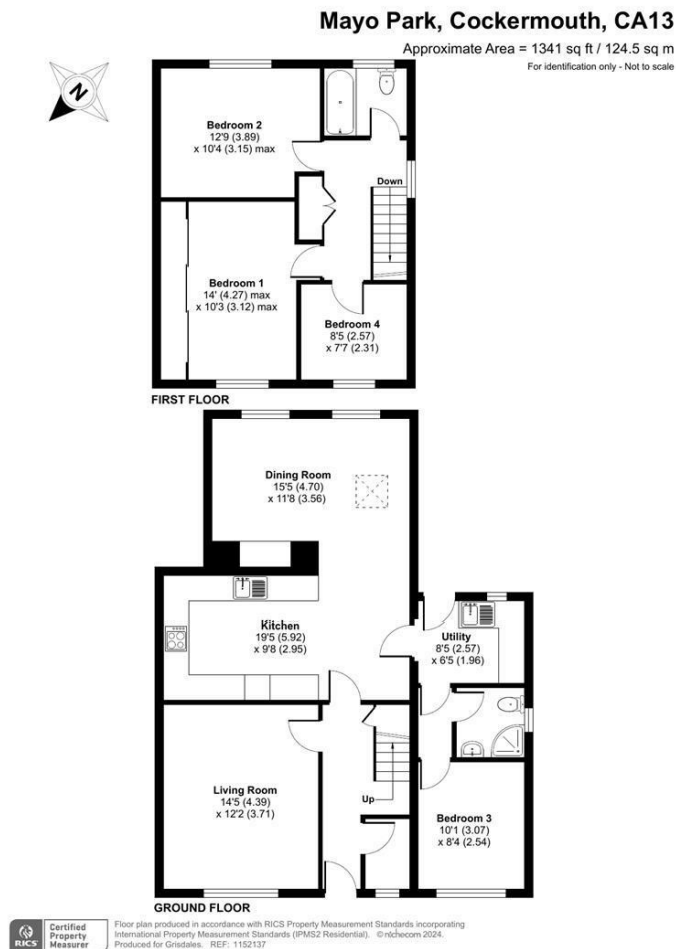
MORTGAGE ADVICE

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.

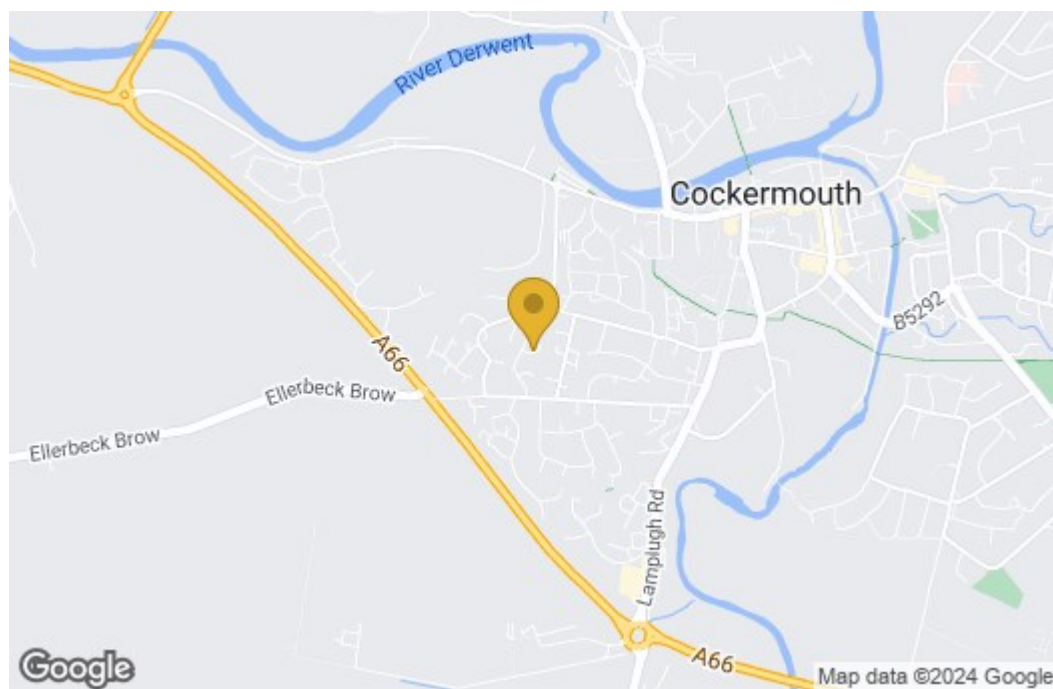
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

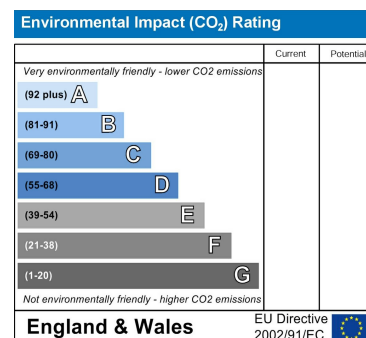
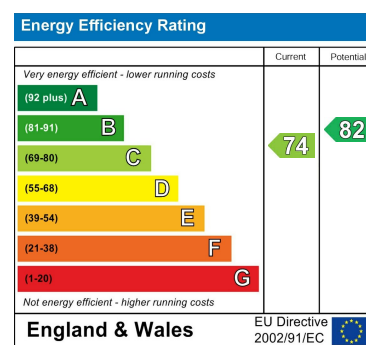
Floor Plan



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.