



GRISDALES

PROPERTY SERVICES



30 Crown Street, Cockermouth, CA13 0EX

£170,000

FISHING RIGHTS THIS THREE BED TWO RECEPTION THREE STOREY TERRACED TOWN HOUSE IS THE TRUE MEANING OF 'DECEPTIVELY SPACIOUS' WITH GORGEOUS RIVER VIEWS TO THE REAR, AND LITERALLY MOMENTS AWAY FROM THE FABULOUS BUSTLE OF COCKERMOUTH TOWN CENTRE WITH ITS NUMEROUS SHOPS, BARS AND RESTAURANTS.

MAKING A PERFECT FAMILY HOME THIS IS ALSO AN IDEAL HOLIDAY HOME/INVESTMENT...Combining two reception rooms and a galley kitchen, a handy recently tanked cellar, plus three bedrooms and a modern shower room over the two upper floors, you might think this is it but....step out of the back door and not only do you have beautiful river views but a great garden to enjoy the vista... Fishing Rights !

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

The cellar was tanked after the 2015 floods - approx 2019/2020

The house has double glazing to the front, not the rear

VESTIBULE

Accessed via a composite front entrance door. Consumer unit. Meter box. Door to the living room.

LIVING ROOM

14'10" x 13'5" (4.53 x 4.10)



With window to front aspect. Wooden flooring. Radiator.

INNER HALL

With staircase to first floor.

RECEPTION 2

12'2" x 11'3" (3.73 x 3.43)



With window to rear aspect and the river views. Radiator.

KITCHEN

11'8" x 6'2" (3.57 x 1.90)

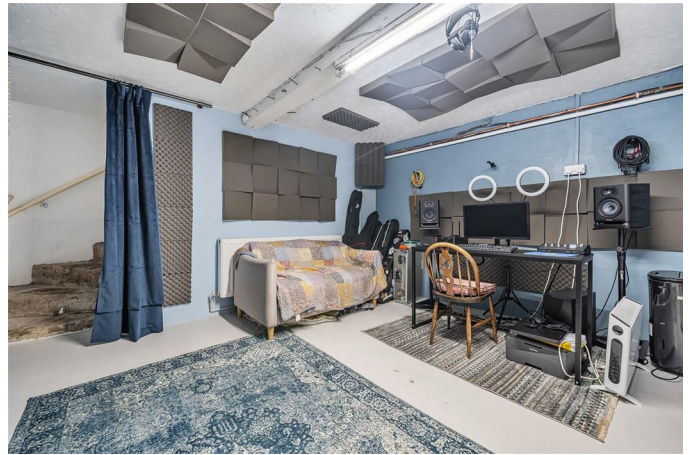


A galley kitchen with dual aspect and comprising white base

and wall units. Gas cooker point. Stainless steel sink and drainer. Plumbing for washing machine and dishwasher. Radiator.

CELLAR

13'2" x 14'0" (4.03 x 4.29)



With the power. Excellent size for a hobby room; currently used as a music room, radiator

FIRST FLOOR LANDING

With double cupboard.

BEDROOM 1

15'1" x 13'8" (4.60 x 4.18)



Lovely, light double bedroom with window to front aspect. Original fireplace. Window seat. Wood flooring. Radiator.

BEDROOM 2

9'8" x 6'8" (2.95 x 2.04)



Window to rear aspect. Views over river. Wood flooring. Fitted cupboard. Radiator.

SHOWER ROOM



A recently fitted contemporary shower room comprising shower cubicle, integrated wash hand basin and WC, integrated into charcoal grey units. Lovely, tiled finishes. Black radiator. Cupboard with boiler.

SECOND FLOOR LANDING

Cupboard. Velux window.

BEDROOM 3

15'3" x 11'0" (4.66 x 3.36)



A double bedroom with a Velux. Handy eaves storage, radiator

EXTERNAL



To the rear of the property is a pretty garden with lawn and patio with fabulous river views.

DIRECTIONS

From the centre of Cockermouth head out of town on the A5086 and No 30 is on the right hand side, just before the Gote Road roundabout.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) 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 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

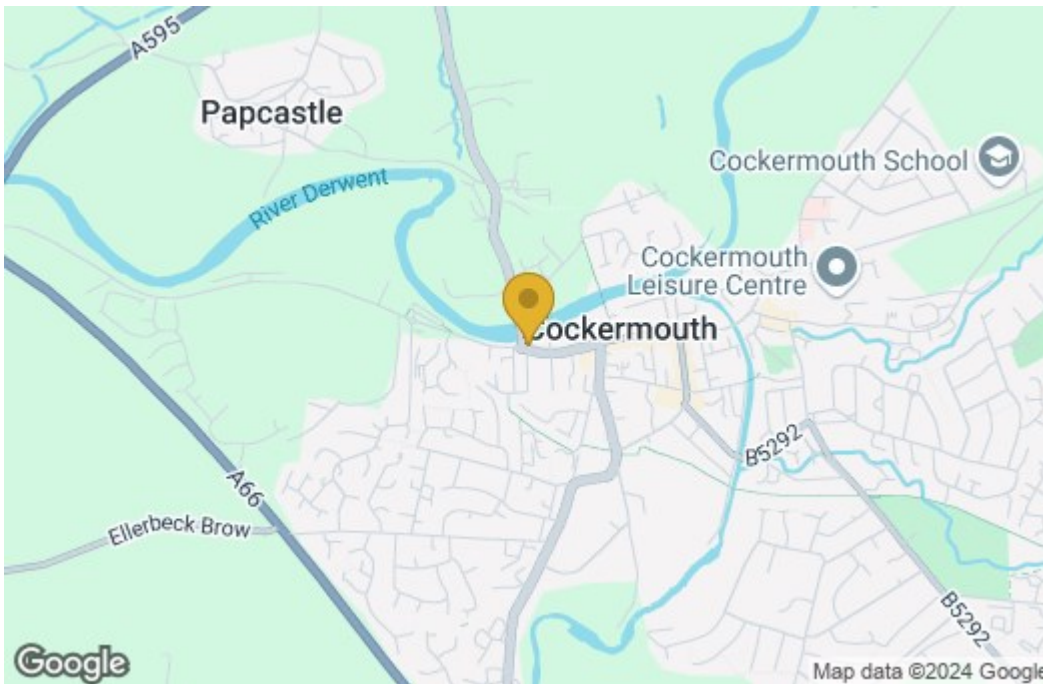
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

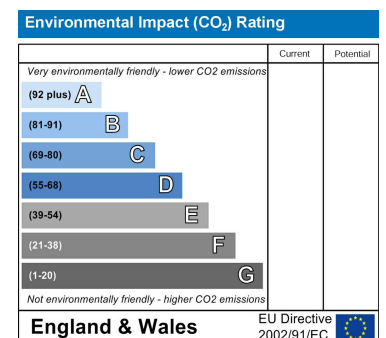
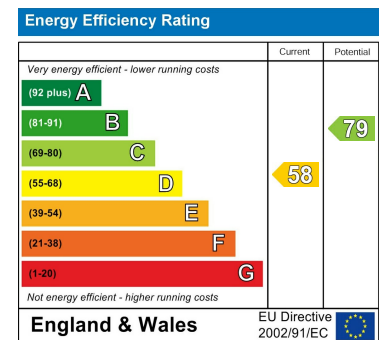
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

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.