



# GRISDALES

PROPERTY SERVICES



## 4 Green Bank, Baggrow, CA7 3QQ

**£139,950**

Open fires ... fell views ... exposed beams and attractive timberwork. This gorgeous three bedroomed mid terraced house is the perfect hideaway and it's so full of character it will embrace you as soon as you cross the threshold!

With accommodation over 3 floors and views to both aspects you will find a large double bedroom to the 2nd floor, two bedrooms and bathroom to the 1st floor, then on the ground floor both reception rooms have delightful fireplaces and the kitchen is very well fitted with some lovely touches.

It's perfectly located in a small village convenient for Cockermouth, Aspatria, the A595 and the Lake District and it's ready and waiting for a new owner - it just needs some TLC but will make a great project for you.

\*\*\* 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  
Double glazing

## ENTRANCE

The property is accessed via UPVC door with frosted glazing panels. Leads into:

## SMALL INNER LOBBY

With laminate flooring and glazed timber door leading into:

## SITTING ROOM

14'8" x 11'9" (4.49 x 3.60)



Feature fireplace with cast iron grate on tiled hearth. Dark stained skirting boards. Coving. Television point. Window overlooking the front. Stairs to the first floor. Pine door with brass ironmongery leads into:

## SECOND RECEPTION ROOM

14'10" x 11'9" (4.53 x 3.59)



Blocked up fireplace but with sandstone surround and hearth; shelving to recesses either side and sandstone arches above. Additional recessed shelving. Under stairs cupboard with pine door. Step up and double glazed timber doors leading into:

## DINING KITCHEN

15'1" x 8'3" (4.61 x 2.53)



Fitted with a range of base and wall units in cream with chrome handles and laminate worktop over, with ceramic tiled splashback. Includes integrated electric oven with 4-ring hob and concealed extractor fan set within the corner. 1 1/2 bowl stainless steel sink with mixer tap. Tile effect vinyl floor covering. Additional worktop with plumbing below for two appliances. Windows to the rear. UPVC stable type door. Velux rooflight. Spotlighting.

## STAIRS AND LANDING

With pine and skirting boards handrail and balustrading and stairs to the second floor.

## BEDROOM 1

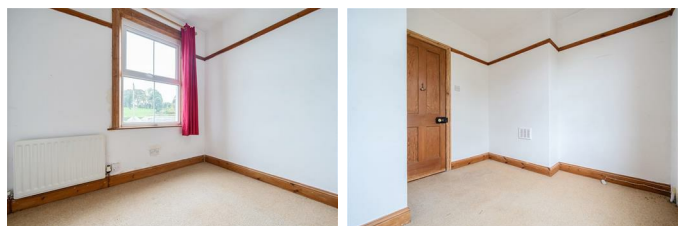
13'8" x 11'8" (4.17 x 3.58)



Pine door with brass ironmongery. Spacious double bedroom with an aspect to the front. Louvre fronted cupboard doors. Under stairs cupboard.

## BEDROOM 2

9'4" x 9'0" (2.85 x 2.76)



Spacious single room to the rear with pine woodwork, including picture rail. View to the rear to the fields.

## BATHROOM

8'9" (min) x 5'1" (2.68 (min) x 1.56)



Fitted with shower bath with chrome tap and wall mounted chrome shower and attachments over with curved shower screen. Low-level WC and pedestal wash basin with chrome mixer tap. Fitted around sanitary fittings with cream ceramic tiles. White ceramic tiled flooring.

## ATTIC ROOM

18'11" x 13'7" (5.79 x 4.16)



A pine door and stairs from the first floor landing lead to the attic room. A spacious double bedroom with laminate floor. Large Velux rooflights to either side. Exposed beams. Vaulted ceiling.

Under eaves storage.

## FRONT EXTERNAL



A path runs along the front of the property and give access to the main front door.

## REAR EXTERNAL



A small concrete yard with:

## OUTSIDE STORE

5'2" x 3'1" (1.59 x 0.95 )

Containing gas central heating boiler, meters and shelving.

## OUTLOOK TO THE FRONT

Over rooftops to the Northern Lake District fells in the distance.

## DIRECTIONS

From Cockermouth take the A595 in a northerly direction, passing Bothel and continue to the Blennerhasset/Baggrow turn on the left. Proceed along here through Blennerhasset and into Baggrow. Go past the pub on the left and the row of houses being Green Bank runs adjacent to the road on the left hand side - overlooking the paddock.

## 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

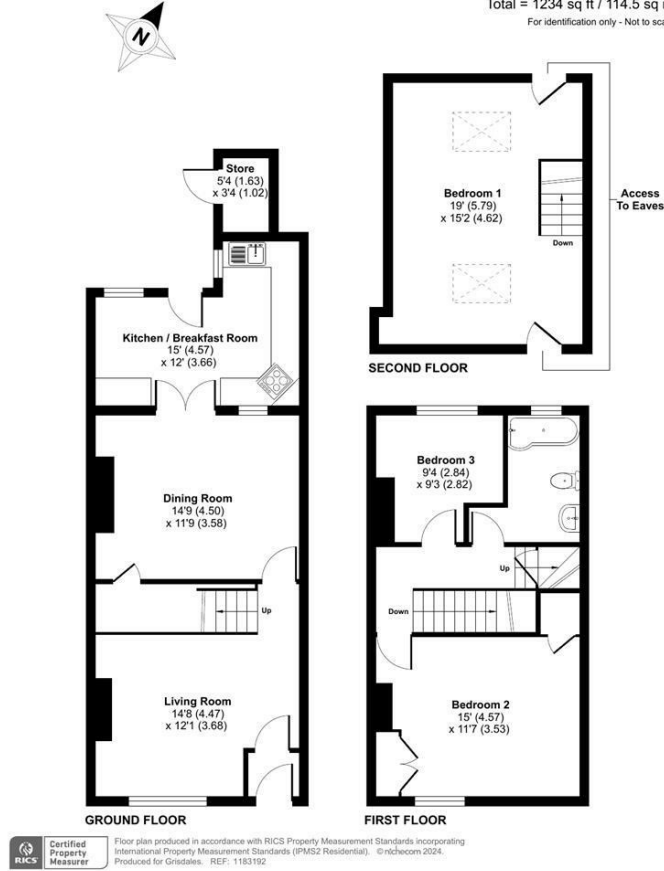
### Green Bank, Aspatria, Wigton, CA7

Approximate Area = 1216 sq ft / 112.9 sq m

Store = 18 sq ft / 1.6 sq m

Total = 1234 sq ft / 114.5 sq m

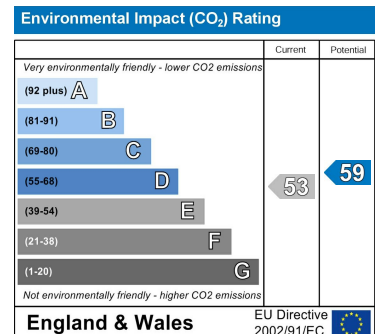
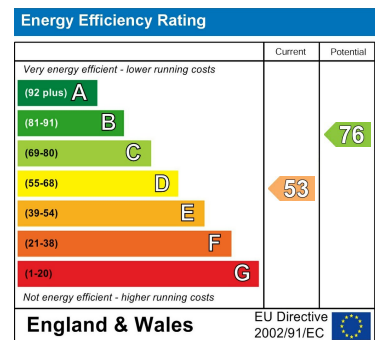
For identification only - Not to scale



## 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.