



# GRISDALES

PROPERTY SERVICES



## 6 The Fallows, Cockermouth, CA13 0ET

**£129,950**

WOW!!! We love it!

Come and have a look at this fabulous two bedroomed first floor apartment with balcony!

Impeccably presented and in tip top condition with lots of mod cons including a really stylish geometric media wall this is a perfect property ideally suited to a first time buyer or investor.

Located just off the town centre it's so handy for the shops, cafes, park and leisure facilities, it's all very well presented both inside and out and even comes with a dedicated parking space!

You won't be disappointed!

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

Electric heating  
Single glazed sliding sash windows

## ENTRANCE

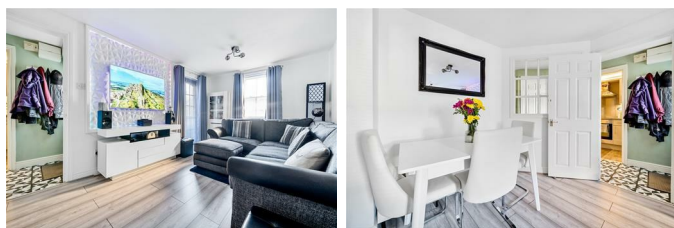
The property is accessed via external steps into an enclosed balcony area with hardwood door and glazing panels into:

## INNER HALLWAY

With attractive vinyl flooring. Large storage cupboard. Doors into all rooms.

## LOUNGE/DINING ROOM

20'0" x 9'2" (6.12 x 2.81)



A lovely light and airy room incorporating relaxing and dining spaces. With window to the front and double doors onto the balcony. Framed feature wall with geometric finish and lighting. Wall mounted television bracket and television point below. Wood effect laminate floor. Glazed panel between the dining area and hallway.

## KITCHEN

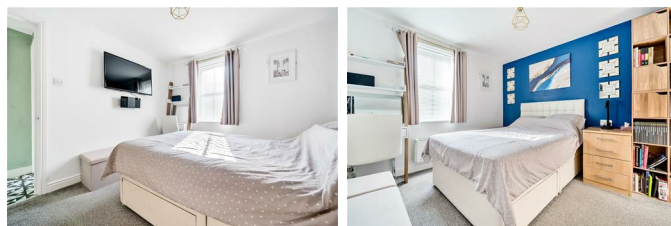
8'2" x 5'6" (2.50 x 1.68)



Fitted with a range of base and wall units in pale grey with laminate worktop over and matching upstand. Includes stainless steel sink with mixer tap, plumbing for washing machine, integrated Lamona electric oven with 4-ring Bosch hob over and gloss splashback with stainless steel extractor fan above. Integrated fridge/freezer. Small window overlooking the balcony. Under counter lighting.

## BEDROOM 1

11'0" x 9'3" (3.36 x 2.82)



Double room with an aspect on to New Street. Large cupboard with shelving and hanging space.

## BEDROOM 2

9'5" x 7'9" (2.89 x 2.37)



Small double room with an aspect on to New Street. Built in cupboards.

## BATHROOM

6'4" x 6'2" (1.94 x 1.90)



With P shaped bath with chrome tap and wall mounted Mira Sprint shower over, with curved screen in chrome frame. White wash basin with chrome mixer tap. Low-level WC set into vanity unit in white with chrome flush panel and black laminate worktop over. Wall mounted unit with laminate shelves and 2 sets of mirror fronted double cupboards below. Fitted around sanitary fittings with white ceramic tiles with grey pattern. Grey tiled floor. White ladder style radiator.

## EXTERNAL - BALCONY AREA



Accessed either from the lounge or the front door. Storage cupboard.

## PARKING



Allocated parking for one car within the courtyard and additional visitor parking.

## DIRECTIONS

From Crown Street turn into New Street and The Fallows can be found on the left, accessed from through the archway.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band A.

## 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.

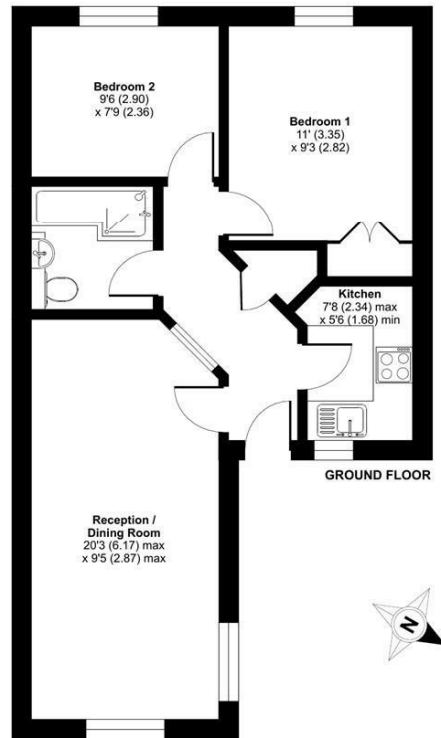
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

### The Fallows, Cockermouth, CA13

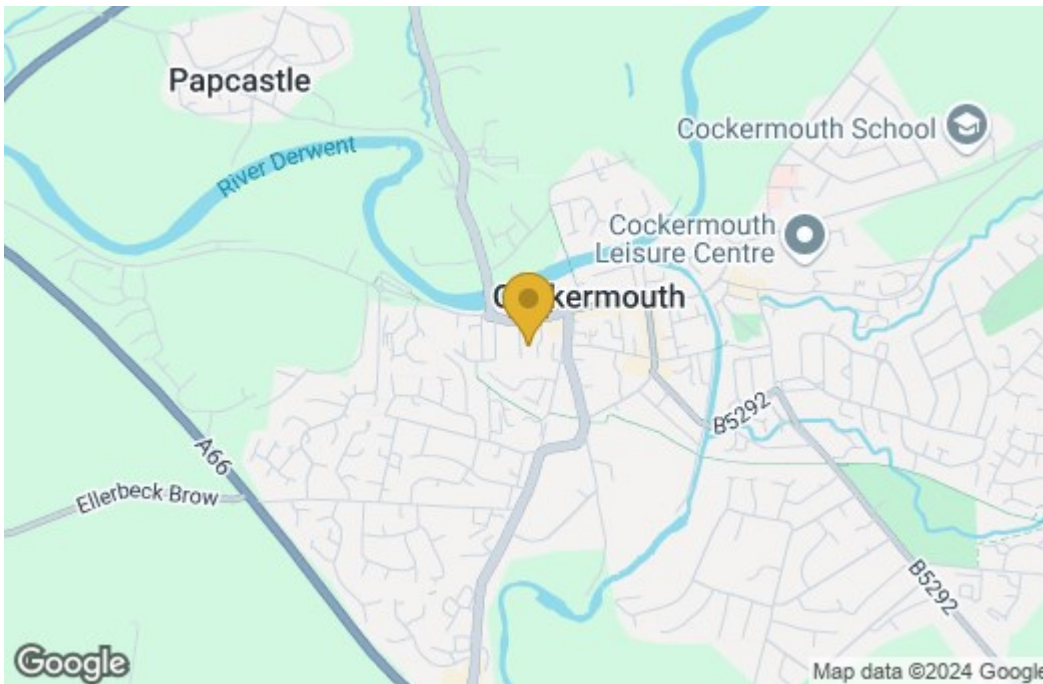
Approximate Area = 543 sq ft / 50.4 sq m

For identification only - Not to scale

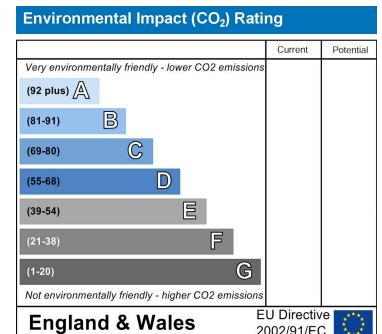
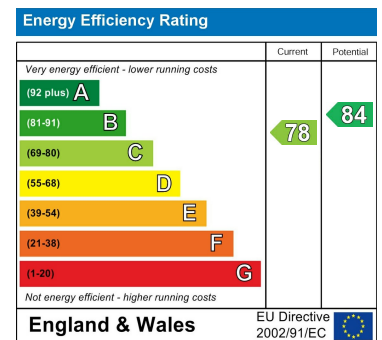


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2024. Produced for Grisdales. REF: 1187667

## 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.