



GRISDALES

PROPERTY SERVICES



20A Wasdale Close, Cockermouth, CA13 9JD

£115,000

A good sized three bedroomed first floor flat with lots of natural light, in a quiet position on the edge of a popular Cockermouth estate. It is in a family friendly area with immediate access to green spaces both front and rear and has a small lush green garden. There are excellent views from the rear towards woods and allotments. It is within walking distance to primary and secondary schools (All Saints and Cockermouth School) and the local shop and takeaway. There is ample parking close by on the estate. It is sold with no chain.

Helping you find your perfect new home...

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THINGS YOU NEED TO KNOW

Gas central heating
Double glazing

ENTRANCE

The property is accessed via a upvc door into:

INNER HALLWAY

Laminate floor. Stairs to the first floor. Cupboard with shelving and housing the meters.

FIRST FLOOR LANDING

Access into the loft. Telephone point. Natural wood flooring. Drying room with dutch ailer and gas boiler to rear

LOUNGE

13'8" x 13'6" (4.18 x 4.12)



A fabulous light and airy room with an east facing window over the green. Natural wood flooring. Television point. Coving.

KITCHEN

10'4" x 8'3" (3.17 x 2.54)



Fitted with a range of base and wall units in beech effect with chunky handles and dark grey laminate worktop over with matching upstand. Includes integrated fridge/freezer. Electric oven with 4-ring gas hob over and extractor fan. Stainless steel sink. Tile effect laminate floor. Spotlighting. Large window overlooking the green at the rear.

BEDROOM 1

11'4" x 10'9" (3.47 x 3.28)



Double room with an aspect to the front over the green. Dado rail. Coving. Laminate floor

BEDROOM 2

8'5" x 8'5" (2.59 x 2.57)



Spacious single room. Dado rail. Aspect to the front.

BEDROOM 3

11'5" x 8'3" (3.50 x 2.53)



With wood effect laminate floor. Coving. Recessed area with shelving.

BATHROOM

10'3" x 5'9" (3.13 x 1.77)



With bath and electric shower over, pedestal wash basin and low-level wc. Fitted around sanitary fittings with grey ceramic tiles. Grey tiled floor. 2 frosted windows to the side.

GARDEN



There is an enclosed garden in front of the property, mainly laid to lawn but with a lovely variety of fruit trees plus additional shrubs and flowers.

Please note that the external store/shed shown on the front of these sales details is no longer at the property.

PARKING

Parking is available within the development.

VIEW



A lovely view from the front windows, over tree tops and the allotments to countryside in the distance. There's a fairly open view to the rear as well.

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.

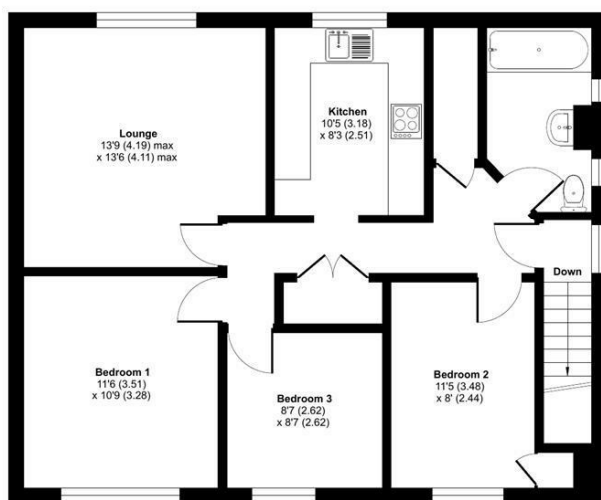
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

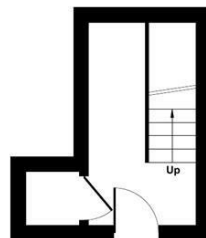
Wasdale Close, Cockermouth, CA13

Approximate Area = 897 sq ft / 83.3 sq m

For identification only - Not to scale



FIRST FLOOR

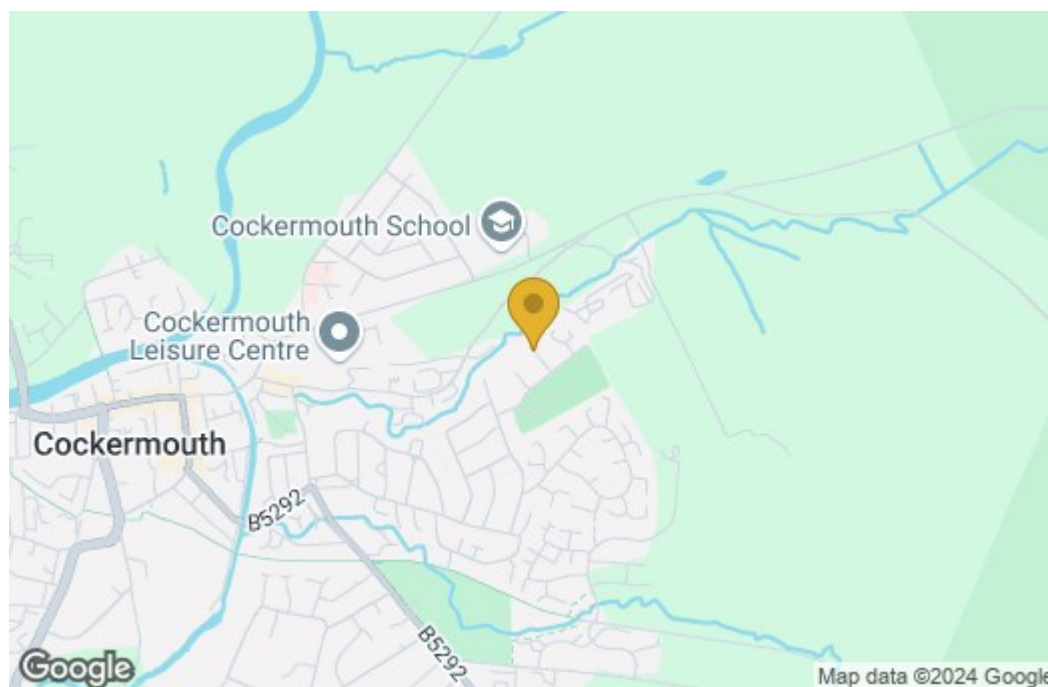


GROUND FLOOR

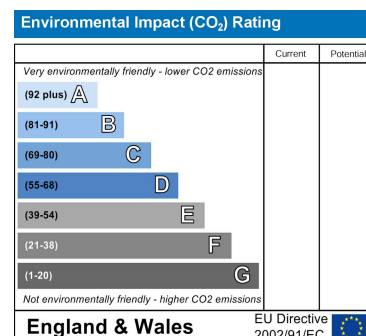
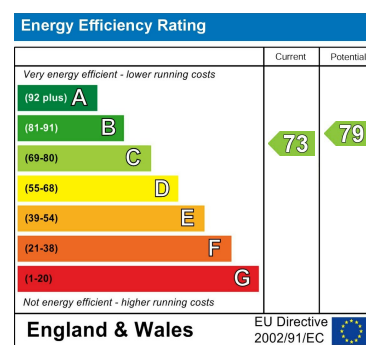


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Grisdale. REF: 1178045.

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.