



GRISDALES

PROPERTY SERVICES



7 Harrot Hill, Cockermouth, CA13 0BL

£375,000

SITTING PRETTY in one of Cockermouth's most desirable residential areas is this super three bedroomed detached bungalow. Refurbishment work has just been completed so most of the fittings internally are brand new (kitchen, bathroom, decor and flooring) although there are some opportunities for you to complete the picture to your specification. The main living accommodation has been opened up to create a large open plan living area with lounge, dining area and kitchen - perfect for modern day living.

It sits slightly elevated with pretty gardens to the front and rear, all of which are fairly easy to maintain with a good mix of paving and lawn. A drive leads to a single garage.

It's about a mile from the town centre and sits conveniently for the A66 to the west coast and Lake District.

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

Helping you find your perfect new home...

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THINGS YOU NEED TO KNOW

Gas underfloor heating throughout

Mostly upvc double glazing but with some aluminium framed windows

ENTRANCE

The property is accessed via a composite door with frosted panelling to both sides. Leads into:

INNER HALL

With double cupboard housing meters and second double cupboard with shelving and wall mounted gas boiler.

OPEN PLAN LOUNGE/KITCHEN/DINING ROOM



A fabulous dual aspect room split into 3 areas, perfect for relaxing, cooking and eating.

LOUNGE AREA

15'10" x 12'9" (4.83 x 3.91)



Accessed via a glazed door from the hallway. Television point. Large window overlooking the front. Opening into:

DINING AREA

11'1" x 9'7" (3.40 x 2.94)



Ample space for dining furniture. Aluminium sliding doors to the rear.

KITCHEN AREA

11'6" x 11'1" (3.51 x 3.40)



Fitted with a range of new base and wall units in pale grey, with chunky chrome handles and a grey marble effect work top over. Includes a range of drawers and cupboards with soft closes, integrated fridge/freezer, electric oven with 4-ring hob over with extractor fan and stainless steel sink with mixer tap. White edged spotlights. Door into sun room.

SUN ROOM

13'0" x 7'8" (3.97 x 2.36)



With windows to three sides and uPVC door to the rear and window into the kitchen. Painted tongue and groove panelling.

BEDROOM 1

12'11" x 10'7" (3.94 x 3.25)



Double room to the front with two windows. Double cupboard with shelving.

BEDROOM 2

12'5" x 9'3" (3.80 x 2.82)



Double room to the rear. Double cupboard with shelving and hanging space.

BEDROOM 3

10'10" x 9'8" (3.31 x 2.97)



Double room to the front.

BATHROOM

8'9" x 8'8" (2.67 x 2.66)



Fitted with wall mounted chrome shower and attachments, including rainfall shower and handheld hose, low-level wc and wash basin. 2 frosted windows to the rear. White edged spotlights.

PARKING AND GARAGE



A concrete sloped drive leads to a single garage with pedestrian door to the rear.

FRONT EXTERNAL



Concrete steps lead to the front door, with paving to one side and lawn on the other, with well-defined boundaries. A concrete path leads round to the side.

REAR EXTERNAL



With paved patio area and steps up to lawn areas with a further raised patio and attractive shrub and floral borders.

DIRECTIONS

From Main Street proceed up Station Street keeping right at the top. Go straight ahead past West Cumberland Farmers and up to the second set of traffic lights. Bear left and proceed up the road passing the row of houses on the right hand side. Turn right into Brigham Road, proceed right to the end and turn left into Harrot Hill and the property can be found on the left hand side.

COUNCIL TAX

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

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.

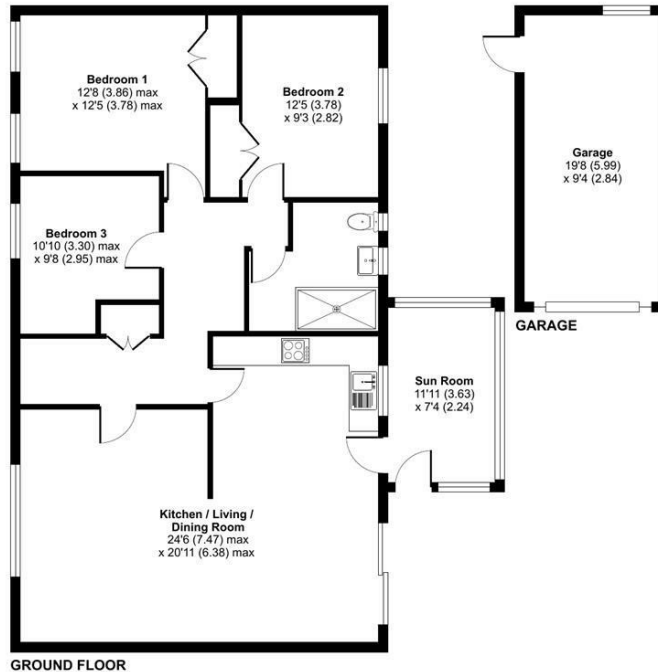
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

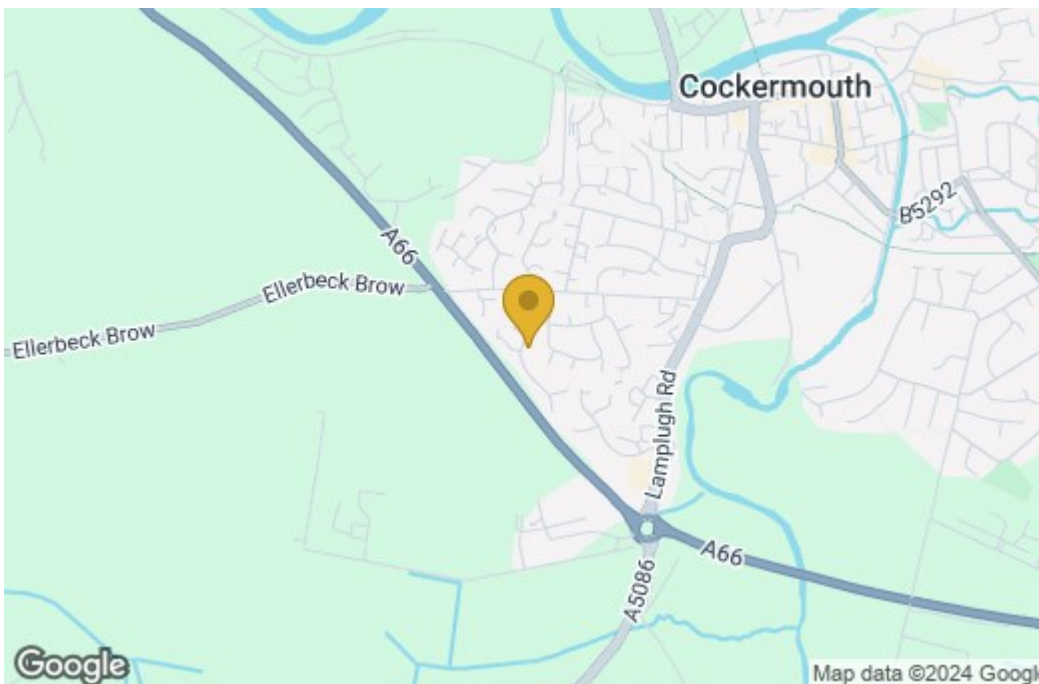
Harrot Hill, Cockermouth, CA13

Approximate Area = 1150 sq ft / 106.8 sq m
 Garage = 184 sq ft / 17 sq m
 Total = 1334 sq ft / 123.8 sq m
 For identification only - Not to scale

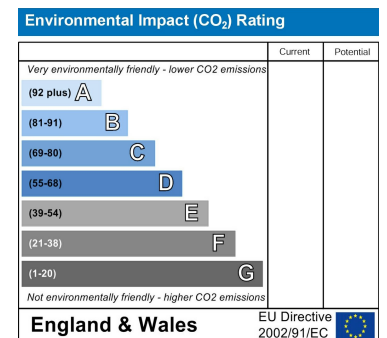
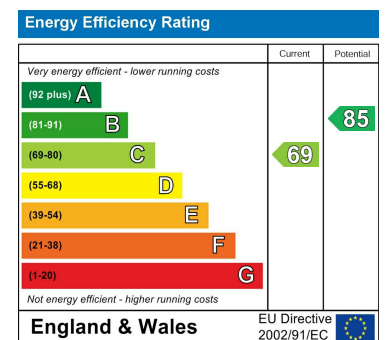


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Grisdales. REF: 1197189

Area Map



Energy Efficiency Graph



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