



GRISDALES

PROPERTY SERVICES



5 New Road, Cockermouth, CA13 9PS

£425,000

HERE IS A SUPER OPPORTUNITY to live in a quiet setting just off the town centre in a four bedroomed detached bungalow!

Tucked discreetly away yet within minutes of two supermarkets is this spacious home with ample parking to the front, a double garage and gardens to the rear - and what a splendid outlook from the front windows over the Methodist Church to rooftops and the countryside in the distance! It's a stones throw away from the River Cocker and Harris Park and it's within easy walking distance of Outstanding Primary & Secondary Schools.

Built in the 1970's it offers some great space inside with a large open lounge/dining room and a practical dining kitchen too, along with four double bedrooms (one with an en-suite) and a family bathroom.

It's well presented yet there are opportunities for you to personalise it.

Helping you find your perfect new home...

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

Gas central heating
Double glazing
Hive heat control system

ENTRANCE

The property is accessed via a wood effect uPVC door with frosted glazing panel with panel to the side. Leads into:

ENTRANCE HALL

With stairs to the first floor and understairs cupboard. Pedestrian door into garage.

OPEN PLAN LOUNGE/DINING ROOM

.216'6" (max) 20'10" (.66 (max) 6.37)



Lovely open family room. Coving. 2 steps separating lounge and diner and access to kitchen and bedroom accommodation.

LOUNGE

20'10" x 14'10" (6.36 x 4.53)



With 3 windows overlooking the front. Wall lighting. Gas fire in brass surround with marble hearth and dark stained mantelpiece over incorporating mirror. Television points. Cupboard with hanging space and shelf. Steps up leading into:

DINING AREA

12'2" x 10'3" (3.71 x 3.14)



With window overlooking the rear. Serving hatch into the kitchen.

DINING KITCHEN

19'3" x 9'8" (5.88 x 2.96)



Fitted with a comprehensive range of base and wall units in cream with chunky chrome handles and laminate work top over, with beige/cream ceramic tiled splashback. Includes space for 1 1/2 size cooker with extractor fan over, 1 1/2 bowl stainless steel sink with mixer tap. Space for American style fridge/freezer. Ample space for a dining table. Ceiling mounted spotlights. Tiled floor. UPVC door to the rear. Integrated dishwasher, washing machine and tumble dryer. Microwave.

INNER HALLWAY

With double cupboard and access into the loft.

BEDROOM 1

13'1" x 9'11" (4.01 x 3.04)



Double room to the rear with double patio doors to the garden and window to the side. Door leading into:

EN-SUITE

7'5" x 4'9" (2.28 x 1.45)



With shower enclosure with sliding door in chrome frame and wall mounted shower and attachments. Chrome ladder style radiator. White wash basin with chrome mixer tap set into white fronted cupboard. Low -level wc. Tiled floor. Fully fitted with waterproof panelling. Extractor fan. Frosted window to the rear.

BEDROOM 2

13'0" x 11'2" (3.97 x 3.42)



Double room to the front.

BEDROOM 3

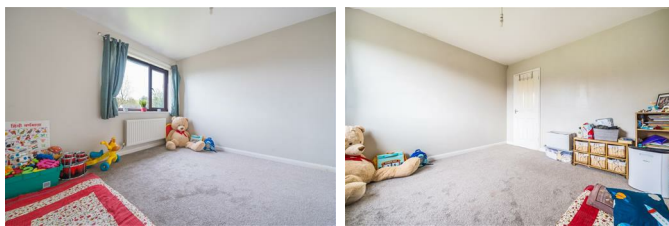
11'3" x 9'5" (3.43 x 2.88)



Double room to the front.

BEDROOM 4

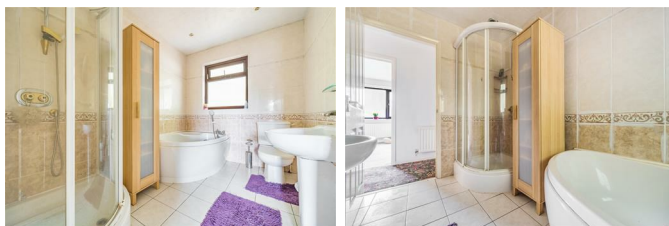
11'3" x 11'1" (3.44 x 3.38)



Double room to the front.

BATHROOM

9'7" x 6'7" (2.94 x 2.02)



4-piece bathroom with shower enclosure with sliding door in white plastic frame with wall mounted, gold coloured shower and attachments; corner bath with tap connected shower hose; low-level WC and pedestal wash basin. Chrome ladder style radiator. Glass and chrome bathroom fittings. Fully fitted to walls with ceramic tiles. Cream ceramic tiled floor. Frosted window to the rear. Spotlighting. Extractor fan.

PARKING



A sloped concrete drive gives parking for several cars.

GARAGE

16'9" x 16'4" (5.12 x 5.00)

Double garage. Accessed via up-and-over door. Concrete floor and breeze block walls. Car-pit and door leading into further storage area.

FRONT GARDEN

Grass banks to either side of the drive and paths to the sides.

REAR GARDEN



Paving to the full width of the property with steps leading up to a further paved area with stainless steel hand rail. Steps lead up to a decking area with fabulous views over the rooftops in the town. Grassed area, kennelling. Outside tap.

OUTLOOK



A fabulous outlook from the front, over the Methodist Church to rooftops, Ash Grove, and All Saints Church spire and fields in the distance

DIRECTIONS

From our Cockermouth office proceed up Station Street, keeping to the lanes to proceed straight ahead. New Road is the left hand turning just before Lidl and the property is on the right.

COUNCIL TAX

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

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

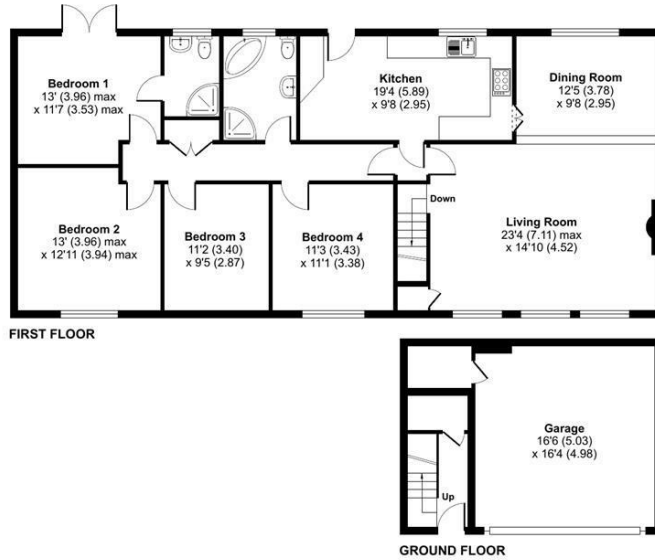
Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

New Road, Cockermouth, CA13

Approximate Area = 1520 sq ft / 141.2 sq m
 Garage = 293 sq ft / 27.2 sq m
 Total = 1813 sq ft / 168.4 sq m

For identification only - Not to scale

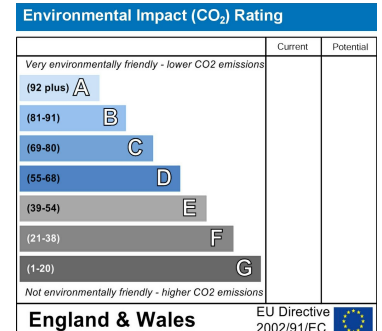
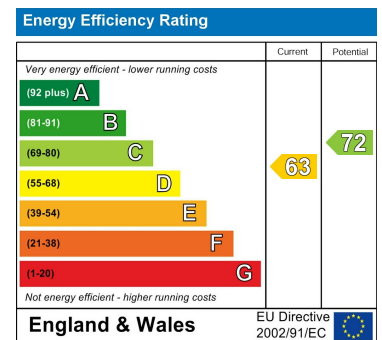


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rictxcom 2024. Produced for Grisdales. REF: 1203149

Area Map



Energy Efficiency Graph



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