



13 Honister Drive, Cockermouth, CA13 0BZ

£95,000

READY FOR A PROJECT? Then come and have a look at this great two bedroomed first floor flat which is well positioned to take advantage of a super green outlook from front and rear windows!

Handy for town yet within a well established residential area it offers some great light and airy space, all of which is ready for a refresh. There are bags of opportunities to be creative not just internally but externally too - the smashing rear garden, which we understand measures 60'x30', lends itself to be something special - and it's not often you get such a great sized garden with a two bedroomed flat!

COME AND HAVE A LOOK - YOU'VE NOTHING TO LOSE!

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

THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

ENTRANCE

The property is accessed via a UPVC door into entrance lobby with stairs to the first floor.

FIRST FLOOR LANDING

With access into the loft and storage cupboard.

LOUNGE

14'4" x 10'9" (4.39 x 3.29)



A lovely light and airy room with a large window overlooking the front. Laminate floor. Television point. Door leading into:

KITCHEN

8'10" x 7'8" (2.70 x 2.35)



Fitted with a range of base and wall units in a beech effect with laminate work top over and cream ceramic, tiled splashback. Includes black composite sink unit with mixer tap, space for a gas cooker, fridge/freezer and plumbing for washing machine. Wall mounted extractor fan. Black tiled floor. Spotlighting.

BEDROOM 1

12'8" x 9'11" (3.87 x 3.04)



With laminate floor. Built-in wardrobes. Cupboard with shelving and housing gas central heating boiler and meters. Lovely aspect over the front.

BEDROOM 2

10'2" x 8'11" (3.12 x 2.73)



Double room to the rear with laminate floor,

BATHROOM

5'8" x 5'5" (1.75 x 1.66)



Fitted with bath and shower over, pedestal wash basin and low-level WC. Chrome ladder style radiator. Frosted window to the rear. Spot lighting. Cream tiled floor. Fully fitted with cream ceramic tiles.

REAR GARDEN



Large garden to the rear, mainly laid to lawn and with garden shed.

PARKING

Parking is within the car park area to the side of the property.

OUTLOOK



From the front of the property there is a lovely outlook over the green and trees to rooftops in the distance. To the rear there is an aspect over the garden to the houses of the parklands and the trees beyond.

DIRECTIONS

From the town centre proceed up Station Street and up passing the fire station. Bear left at the traffic lights, along the level and bear right/go straight ahead onto Fitz Road. Go right along here to the end and turn right where you come into the development of Honister Drive. Parking is within the tarmac area and the flat can be found via the footpath on the right hand side

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 GRIDDALES

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 Grisdals, 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. Grisdals 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

Grisdals 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 Grisdals 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.

