



29 Henry Street, Cockermouth, CA13 0AT

£215,000

THIS REALLY DOES PACK A PUNCH!!

Two Bedrooms, Garage, Parking x 2, Conservatory, Gardens, View!

Everything you could possibly need and absolutely perfect if you're looking for a home to move into straight away but are also prepared to upgrade as you go along.

This terrific two bedroomed semi-detached house offers some great space, perfect for a first time buyer, second stepper or even if you're looking to downsize. It sits within a great residential area and is within walking distance of the town centre (shops, eateries, primary and secondary schools, leisure facilities etc) along with Harris Park. There's quick access to the A66 as well.

BE QUICK!!!

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

THINGS YOU NEED TO KNOW

The property benefits from Gas central heating and Double glazing

ENTRANCE HALL

Door with frosted glazing panels and that leads into entrance hall with telephone point, wall mounted heater stairs to the first floor and door leading into:

LOUNGE



With an aspect to the front and electric fire in cream surround with matching hearth, television point and door leading into:

KITCHEN

15'11" x 11'11" (4.86 x 3.64)



Fitted with a range of base and wall units in pale grey with laminate work top over and white painted ceramic tile splashback. Includes space for a cooker with extractor fan over. Plumbing for washing machine, stainless steel sink and space for fridge freezer, wood effect vinyl floor covering. Ample space for a table and two windows into the:

REAR LOBBY

With UPVC door into the conservatory door into:

CONSERVATORY

14'3" x 9'5" (4.35 x 2.89)



With windows to three sides and double UPVC doors to the rear, plastic ceiling and wall lighting, tile effect vinyl floor covering.

CLOAK ROOM

Low level WC and frosted window to the rear, storage area with recessed shelving leading into a larger under stairs cupboard with shelving, wall mounted boiler and frosted window to the side.

GARDEN



Rear garden with paving shrub, floral borders and lawn and further tiered area to the rear. Storage for bins to the side of the property.

FRONT EXTERNAL



Brick paved drive leads to:

SINGLE GARAGE



With additional hard standing area to the side.

FRONT GARDEN

Small area of grass with shrubs and borders.

STAIRS AND LANDING

With window to the side and access into the loft.

BEDROOM 1

10'0" x 15'11" (3.05 x 4.87)



Double bedroom to the front with recessed shelving and cupboard with hanging space, telephone point.

BEDROOM 2

10'6" x 11'6" (3.21 x 3.51)



Double room to the rear.

OUTLOOK

A lovely outlook over rooftops to countryside and the Hay in the distance.

BATHROOM

8'5" x 8'0" (2.58 x 2.46)



Fitted with a bath and electric shower over, pedestal wash basin and WC. Frosted window to the rear and cupboard with slatted shelving and radiator.

DIRECTIONS

Proceed up Station Street in Cockermouth and proceed up the

hill until reaching Henry Street on your right hand side displaying a Grisdales for sale sign.

COUNCIL TAX

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

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 REGULA

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.

*Please note these details have yet to be approved by the vendors.

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.

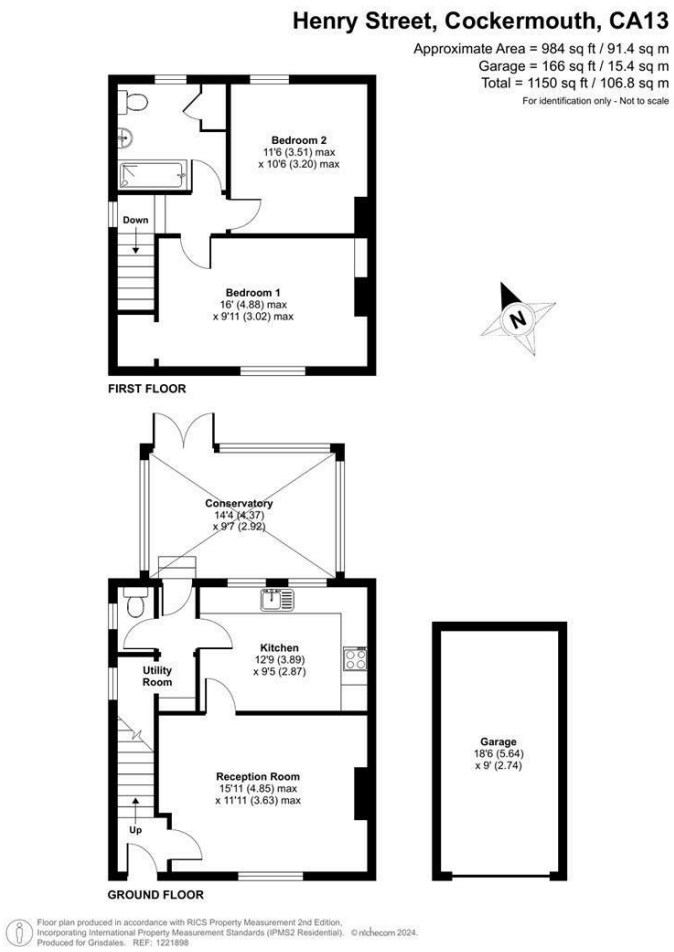
MORTGAGE ADVICE

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.

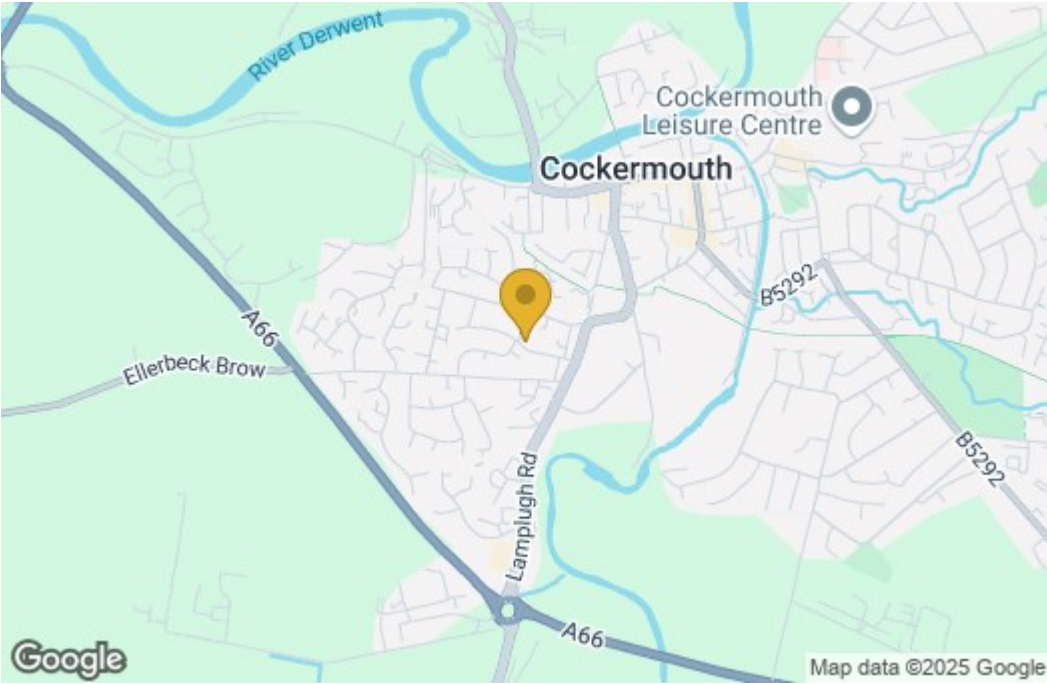
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

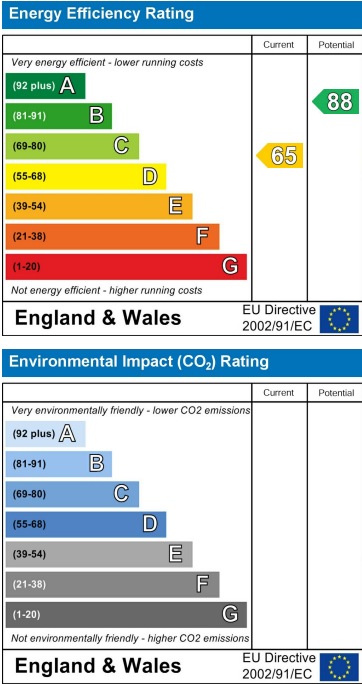
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.