



21 Vicarage Lane, Cockermouth, CA13 9DQ

£299,000

CREATE YOUR DREAM HOME!

Here's a fabulous opportunity for you to make the home you've always wanted.

Sitting on a great plot within a well established and popular part of town is this three/four bedroomed detached bungalow with larger than average rooms and a double garage.

It needs a complete overhaul throughout but on completion you could have a superb home!

Vicarage Lane is a perfect place to be - within a mile from the town centre it sits conveniently for the great amenities Cockermouth has to offer and there's quick and easy access to Lorton and Buttermere.

DEVELOPERS - subject to planning consent there may be an opportunity to demolish and rebuild!

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

THINGS YOU NEED TO KNOW

Gas central heating

Double glazing.

It needs a complete overhaul throughout but on completion you could have a superb home!

ENTRANCE

The property is accessed via a uPVC door with frosted glazing panels to the centre and side. Leads into:

ENTRANCE HALL

A spacious entrance hall with telephone point and 2 cupboards.

LOUNGE

18'0" x 15'10" (5.49 x 4.83)



A particularly spacious lounge with window overlooking the front and window to the side. Gas fire on marble hearth with matching surround and mantelpiece over. Television point.

KITCHEN

16'11" x 10'2" (5.16 x 3.10)



Fitted with a range of base and wall units in oatmeal colour with wooden trim handles and laminate worktop over. Includes integrated double electric oven, 4-ring gas hob, 1 1/2 bowl stainless steel sink unit and space for a table. Useful shelved cupboard. Window to the rear; additional cupboard with shelving. Opening into:

FAMILY ROOM

18'9" by 14'1" (5.74 by 4.30)



A lovely spacious room, with windows to either side and large window to the rear. Door leading into:

REAR LOBBY

With quarry tile floor, shelving, coat hooks and door to the rear.

BEDROOM 1

11'10" x 11'10" (3.61 x 3.63)



A spacious double bedroom to the rear with built-in cupboards with sliding mirror fronted doors.

BEDROOM 2

12'0" x 11'10" (3.66 x 3.62)



Double room to the front with 2 cupboards.

BEDROOM 3

11'10" x 11'8" (3.61 x 3.56)



Double room to the front with 2 cupboards.

BATHROOM

7'9" x 5'8" (2.38 x 1.75)



Fitted with a pink suite comprising bath, wash basin and WC. Frosted window to the rear and bathroom fittings.

CLOAKROOM

7'10" x 3'8" (2.40 x 1.13)



Fitted with wash basin with tiled splash back and WC.

BEDROOM 4/STUDY/DINING ROOM

11'8" x 8'9" (3.57 x 2.69)

This could be used as a double bedroom, accessed off the kitchen with window to the side.

FRONT EXTERNAL



With a simple lawn area to the front with path to the front door. Tarmac driveway which can accommodate 3-4 vehicles and gives access to:

DOUBLE GARAGE

16'10" x 16'5" (5.14 x 5.01)

With electric up-and-over door and shelving.

REAR EXTERNAL



A path leads to a back garden which is mainly laid to lawn, with shrub and floral borders.

DIRECTIONS

From Main Street proceed up Station Street, turn left into Lorton Street and continue up the road, over the bridge and bear right into Lorton Road. continue down here for approx 200 yds and turn right to Vicarage Lane and the property can be found towards the top 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 C.

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.

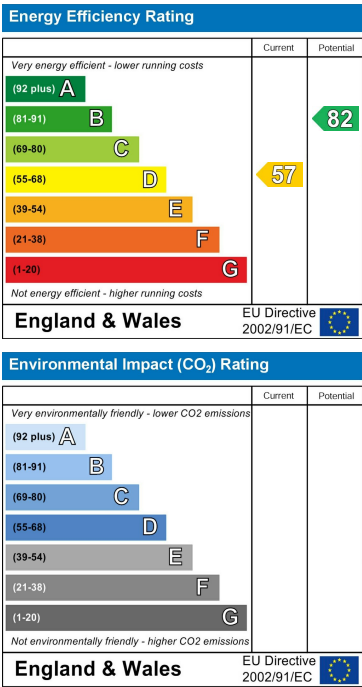
Floor Plan



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.