



# GRISDALES

PROPERTY SERVICES



**13 Melbreak Avenue, Cockermouth, CA13 9AN**

**£245,000**

THIS IS SIMPLY OUTSTANDING.

A superb three bedroomed semi-detached home located within the heart of this popular residential area with good access to the schools, town centre, sports facilities, eateries etc. The addition of the fabulous and very spacious conservatory has enhanced the house immensely – French doors lead out onto the pretty and very private garden and it offers great sociable space, perfect for families and friends coming together. The cream high gloss kitchen is practical and very well fitted and balances well with both reception rooms, one having a wood burning stove. Upstairs there are three double bedrooms and a four piece bathroom suite – just the place to relax after a busy day. A long gravelled driveway giving parking for 4 cars leads to a larger than average single garage/workshop – a really good space and another perfect addition to this really special home.

Helping you find your perfect new home...

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## OWNERS' COMMENTS

"This is a really sunny and spacious house with a private garden at the back and with easy access into town".

## THINGS YOU NEED TO KNOW

Gas central heating,  
Double glazing,  
Internal doors are natural pine with chrome ironmongery.

## ENTRANCE

The property is accessed via a composite door with frosted glazing panels and chrome ironmongery. Leads into:

## INNER HALLWAY

With stairs to the 1st floor and understairs storage space with coat hooks.

## RECEPTION ROOM 1

10'10" x 10'10" (3.32 x 3.31)



With large window overlooking the front, coving, open fire with attractive fireplace on black granite hearth with natural wood surround. Television point

## RECEPTION ROOM 2

14'11" x 11'10" (4.55 x 3.63)



A lovely light and airy room with a large window overlooking the front, built-in cupboards and shelves to either side of the fireplace and wood burning stove within fireplace alcove on a stone hearth.

## DINING KITCHEN

19'7" x 6'11" (5.98 x 2.11)



A fabulous spacious room with natural wood floor, 2 sets of ceiling mounted spotlights and space for a dining table. Window from the kitchen overlooking the conservatory and double doors opening into the conservatory.

The kitchen is fitted with a practical and comprehensive range of base and wall units in cream gloss with chrome handles, laminate worktop over and black ceramic tiled splash - back. and includes carousel units and soft close drawers and cupboards The kitchen includes stone coloured sink unit with stylish chrome mixer tap, integrated fridge/freezer, double electric oven in chrome and black, integrated Beko dishwasher, integrated 5-ring gas hob with stainless steel splash-back and wall mounted stainless steel extractor fan with glass canope. Door leads into:

## UTILITY AREA

6'10" x 3'2" (2.10 x 0.99)

With frosted window to the rear, continuation of kitchen flooring and fitted with low level WC with wash basin and chrome mixer tap incorporated above the cistern with ceramic tile splash-back. Chrome ladder style radiator, natural wood window sill, with plumbing for washing machine and space above for tumble dryer and additional shelving etc.

## CONSERVATORY

19'7" x 10'11" (5.98 x 3.35)



From the kitchen, double French doors lead into this stunning conservatory. With wood effect laminate floor, clear glazing to 3 sides, clear ceiling and 2 sets of patio doors leading to the garden. Natural wood window sills and matching skirting boards.

## HALF LANDING

Staircase leads to a half landing with window to the rear. The landing itself gives access to 3 bedrooms, a bathroom and access into the loft (not boarded).

### BEDROOM 1

12'2" x 12'1" (3.71 x 3.70)



Spacious double bedroom with a feature fireplace and large window overlooking the front.

### BEDROOM 2

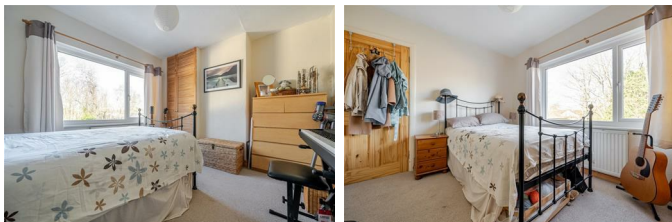
12'0" x 9'10" (3.66 x 3.00)



A double room with a window overlooking the front and shelves within the fireplace recess.

### BEDROOM 3

10'11" x 10'10" (3.33 x 3.32)



Another spacious double room with an aspect to the rear. Louvre fronted cupboards giving access to an Ideal boiler.

### FAMILY BATHROOM

10'3" x 6'10" (3.14 x 2.10)



With large frosted window overlooking the rear with natural wood window sill, spotlights and natural wooden flooring. The bathroom is fitted with a modern and stylish contemporary 4-piece bathroom suite comprising bath with chrome mixer tap and hand-held hose, low level WC, pedestal

wash hand basin with chrome mixer tap and walk-in shower with clear sliding door and frame and rainfall shower with attachments. Fitted around shower, wash basin and WC with beige ceramic tiles including recessed shelving and heated mirror with lights above. A vertical towel heater in white and chrome.

### EXTERNALLY - FRONT

Gates lead to a gravel driveway with parking for at least 4 cars. To the front is a garden with path, lawn and mature and well established shrubs.

### EXTERNALLY - REAR

The driveway opens up to a rear garden with patio and lawn. Storage area beyond the garage. Outside tap.

### SINGLE GARAGE/WORKSHOP

22'5" x 13'11" (6.85 x 4.26)



With pedestrian door to the side and electric up and over door leading into the garage, with painted concrete floor. Lighting.

### OUTLOOK



To the front there is an open view up the road and to the rear there are mature trees, a communal green area and access into the town.

### DIRECTIONS

Turn into Windmill Lane and take the first left onto Whinfell Avenue. Bear right at the bottom onto Melbreak Avenue and No 13 can be found on the left hand side.

### **COUNCIL TAX**

We have been advised by Allerdale Borough 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 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 are proud to partner with The Right Advice Cumbria (Gary Pollard), a team of local expert advisers with years of experience in the financial services industry. Whether you are purchasing your first home, moving to a new home, re-mortgaging, or investing in property, our dedicated team is here to guide you to the perfect solution tailored to your needs.

By working with us, you will benefit from access to multiple lenders, competitive rates, and a dedicated service aimed at saving you time, effort, and money. 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. You may be charged a fee for mortgage advice. The precise amount will depend on your circumstances, but we estimate it will be £495.

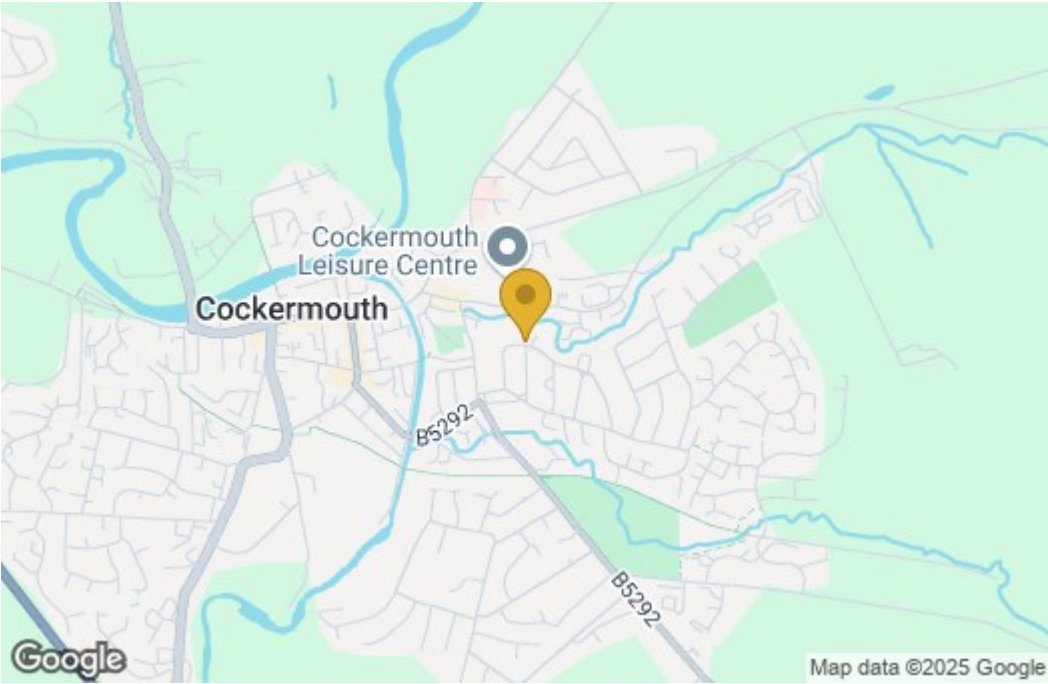


Floor Plan

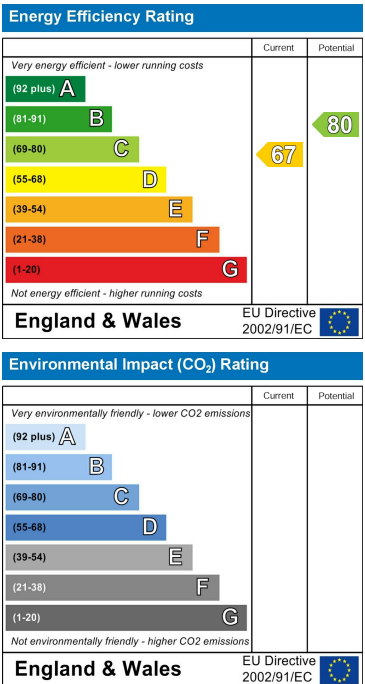


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rickrecom 2025. Produced for Grisdale. REF: 1241893

Area Map



Energy Efficiency Graph



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