



60 Melbreak Avenue, Cockermouth, CA13 9AT

£183,000

This has been in the loving hands of the current owners for over 40 years and it's now looking for someone else to love it just as much! It truly is a comfortable home and a warm welcome awaits.

Beautifully presented, this smashing three bedroomed semi-detached house occupies a great position in the centre of this popular residential area with quick and easy access to the local shop and takeaway along with primary and secondary schools, the town centre, park etc. It offers delightful accommodation with the potential to put your own mark on it and has the advantage of off road parking and gardens to the front and rear.

Come and have a look - you won't want to leave!

THINGS YOU NEED TO KNOW

Gas central heating
Double glazing
Boiler is only 12 months old

ENTRANCE

The property is accessed via a hardwood door with a coloured frosted glazing panel which leads into:

ENTRANCE HALL

With stairs to the first floor, understairs cupboard and window to the side.

LOUNGE

13'10" x 10'1" (4.24 x 3.09)



Accessed via a part glazed door. With large window overlooking the front, gas fire on marble hearth with matching surround and white painted mantelpiece over. Dado rail and television point.

KITCHEN

17'4" x 8'10" (5.30 x 2.71)



Fitted with a range of base and wall units in cream with wooden handles, laminate worktop over and ceramic tiled splashback. Includes 4-ring gas hob, extractor fan over and integrated electric oven. Space for under counter appliances; plumbing for washing machine and space for tumble dryer. Stainless steel sink with mixer tap. 2 windows overlooking the rear. Tiled floor and ample space for dining table. Pine door leading into:

REAR LOBBY

With door to the rear, under stairs cupboard and laminate floor.

CLOAKROOM



With WC, washbasin and brand new wall mounted gas boiler. Frosted window to the side.

STAIRS AND LANDING

With window at half landing level and access into the loft.

BEDROOM 1

11'6" x 11'3" (3.53 x 3.45)



Double room to the front with cupboard.

BEDROOM 2

11'11" x 9'7" (3.64 x 2.93)



Spacious double room to the rear with cupboard.

BEDROOM 3

8'11" x 8'2" (2.72 x 2.50)



Single room with an aspect to the side and built in cupboard.

BATHROOM

7'10" x 5'6" (2.41 x 1.69)



Fitted with bath and shower over, pedestal washbasin and WC. Fitted around sanitary fittings with beige ceramic tiles; frosted window to the rear and useful, spacious cupboard.

FRONT EXTERNAL



Off road parking for one car. Tiered garden with steps leading to the front door.

REAR EXTERNAL



A concrete pathway to the side with paving shillies, fencing and garden shed.

DIRECTIONS

Proceed up Station Street in Cockermouth to the traffic lights and turn left into Lorton Street, proceed along Lorton Street until reading Kirkgate and take a left hand turn into Kirkgate with an immediate right hand turn into Windmill Lane. Proceed along Windmill Lane until reaching Melbreak Avenue which is found on your left hand side. Proceed into Melbreak Avenue and No 60 can be found on the left 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 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.

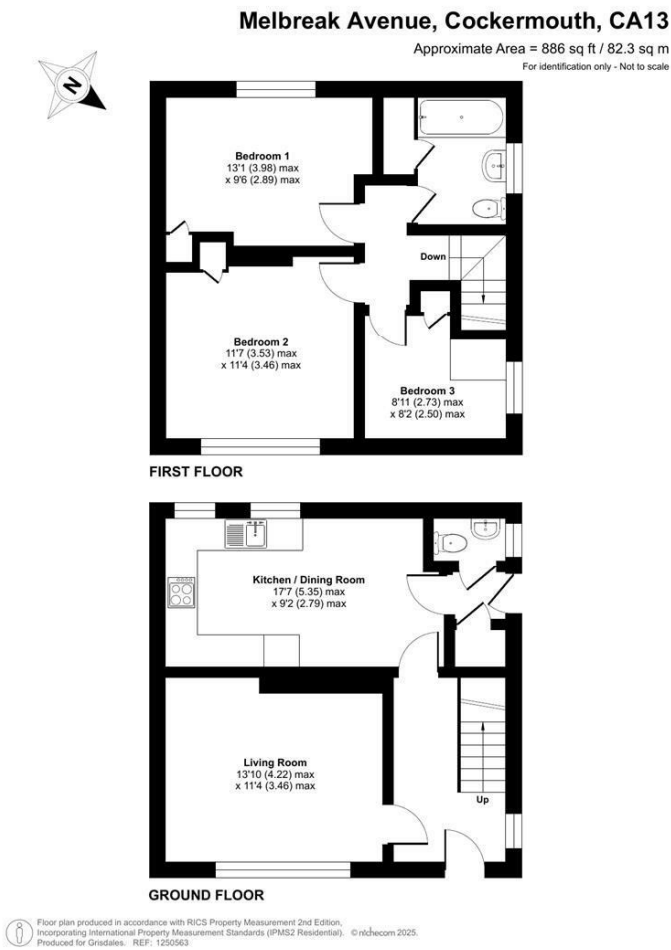
MORTGAGE ADVICE

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.

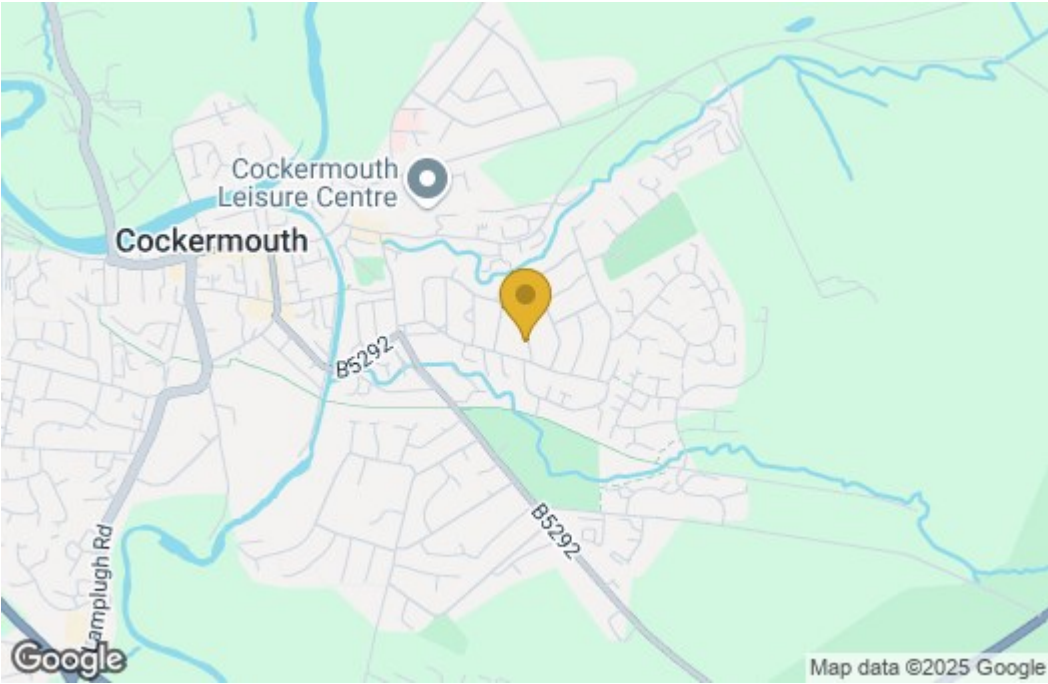
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

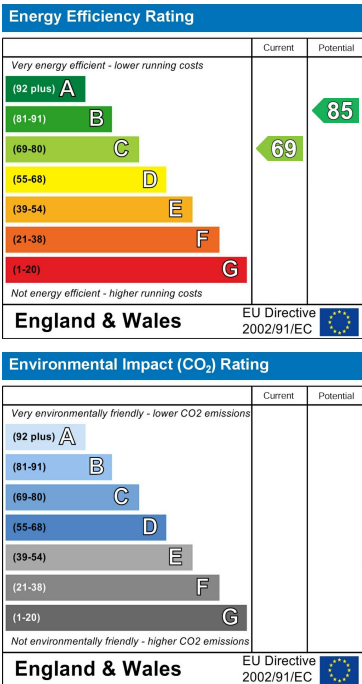
Floor Plan



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.