



GRISDALES

PROPERTY SERVICES



7 Cedar Lane, Cockermouth, CA13 9HN

£295,000

IT'S ALL ABOUT THE LOCATION, THE VIEWS AND THE POTENTIAL!

What a super two bedroomed semi-detached bungalow and all the hard work has been done - you just need to complete the picture with the exciting cosmetic work to achieve the finish you want. Situated with a fairly open aspect over rooftops to the Lakeland fells in the distance and with easy access to sports and health facilities, the school, town centre etc this is a smashing property sitting on a larger than expected plot with ample space for parking and easy to maintain gardens.

Inside the accommodation offers great space including a well built conservatory (with warm roof) to the rear which opens up from the reception room. The kitchen and bathrooms have been fitted to a high specification with stylish and modern fittings and both bedrooms are double in size. There's ample space in the loft for storage and the large shed, garden store and fabulous summerhouse complete the picture.

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

Helping you find your perfect new home...

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THINGS YOU NEED TO KNOW

Gas central heating

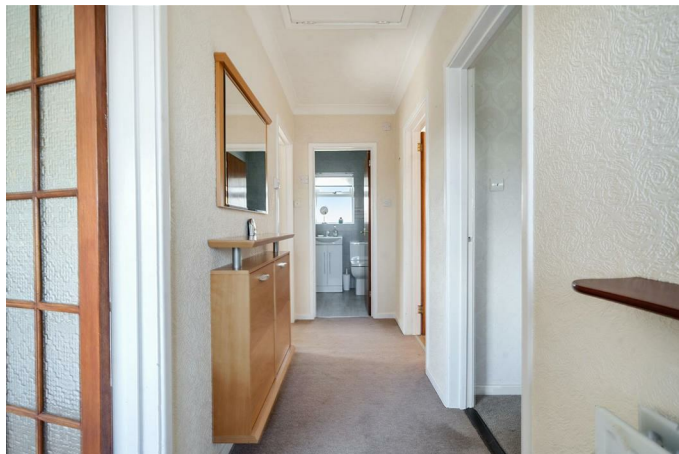
Double glazing

There are fitted blinds to the conservatory, two bedrooms, kitchen, bathroom and summerhouse.

ENTRANCE

Hardwood door with frosted glazing panel and that leads into:

INNER HALL



With wall mounted shoe rack, shelf and mirror. Access into the loft via a pull down ladder.

LOUNGE

13'0" x 12'4" (3.97 x 3.77)



With oak floor and opening into the conservatory.

CONSERVATORY



Lovely light and bright room with windows to two sides and French doors to the rear garden. Warm roof. Continuation of oak flooring. Television point,

KITCHEN

13'1" x 10'5" (3.99 x 3.18)



Fitted with a comprehensive range of base and wall units in cream glass with chrome handles and laminate worktop over with matching up stand and cream ceramic tiled splash back. Includes 1 1/2 bowl stainless steel sink with mixer tap, plumbing for washing machine, Belling 4 ring electric hob with extractor fan over, Neff integrated electric oven with an integrated fridge freezer.

Wood effect flooring, window to the side, spotlights, concealed gas boiler and door leading to the sun room.

SUN ROOM

10'3" x 9'3" (3.14 x 2.83)



With windows to two sides and door to the front. Coat hooks.

BEDROOM 1 LEFT (or Reception 2)

10'10" x 10'5" (3.31 x 3.20)



Large window overlooking the front, television point, coving. Fireplace with tiled surround and mantle. Would make a spacious double bedroom or second reception room.

BEDROOM 2

11'0" x 10'5" (3.37 x 3.20)



Double room to the front.

BATHROOM



Recently fitted with a good range of fittings including walk in shower with clear screen and wall mounted electric shower and attachments, low level WC, Wash Basin set into vanity unit with chrome mixer tap over. Fully tiled throughout with modern ceramic tiling. Wood effect flooring, chrome ladder style radiator, frosted window to the rear and spotlights.

PARKING



Gates lead onto a long tarmac drive.

FRONT GARDEN



Laid with gravel. Concrete path to the front door.

REAR GARDEN



Large garden to the rear with a south west orientation and featuring a shed and garden store behind. The shed is well fitted with a good range of cupboards and worktop.

Brick paved terraced area with steps leading to a lawn, bordered by gravelled beds.

A detached, modern summerhouse with an electricity connection, electric heating, television point and double glazing.

OUTLOOK



There's a pleasing open outlook from the front over rooftops to the Northern Lake District fells in the distance.

DIRECTIONS



From the town centre proceed up Castlegate, turn left into Isel Road, right onto Oaktree Crescent, left onto Cedar Lane and the property is on the left.

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.

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.

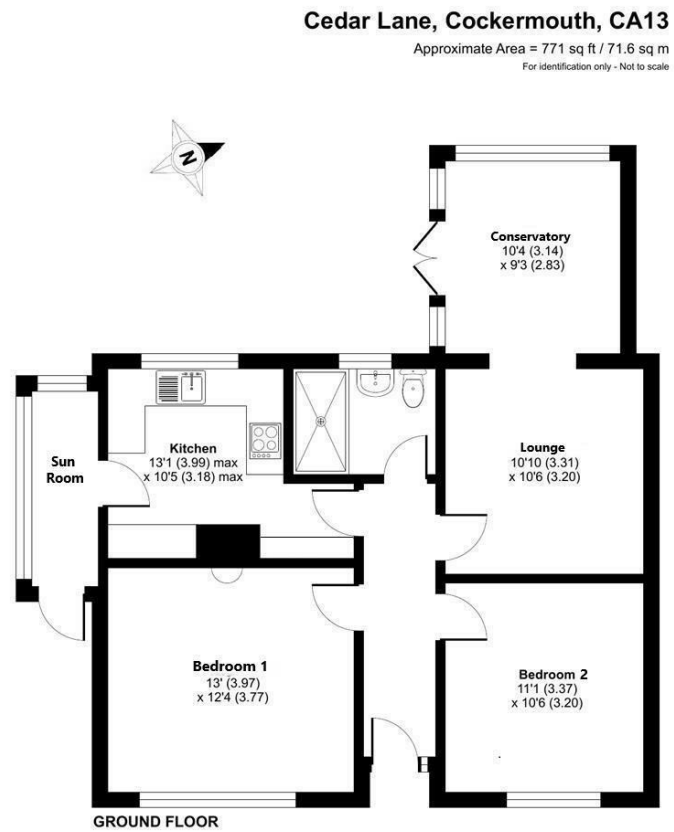
MORTGAGE ADVICE

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

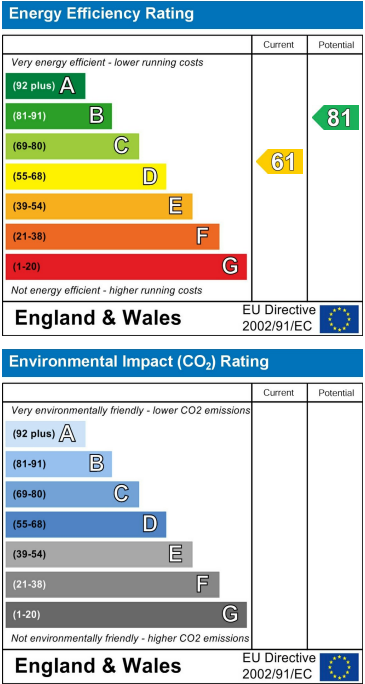


ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Grisdales. REF: 1253480

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.