



3 Harrot Road, Cockermouth, CA13 0AW

Offers In The Region Of £265,000

Meticulously brought up to a first class finish with love and passion from the existing owners is this utterly gorgeous three bedroomed semi-detached home. Perfectly located within a popular and sought after residential area, with good access to schools and the town centre, it offers super space, perfect for a couple or growing family and includes two reception rooms (one with a log burner), a well fitted and practical kitchen along with three bedrooms and a recently fitted bathroom. It wants for nothing, having all been completely refurbished in very recent times to an exacting specification. Outside the gardens have been beautifully planted and maintained and to the rear there's an attractive curved path which meanders its way to a sunny and private patio. There's on and off street parking, a good size drive for parking, a single garage and even a "Hobbit House"!

You'll be a lucky person if you find yourself living in this little gem!

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

THINGS YOU NEED TO KNOW

There is a historic leasehold with this property which holds no charges

Gas central heating

Double glazing

In recent times the property has undergone an extensive programme of refurbishment to the "unseen areas" including roofing work, new insulation, mains smoke alarms, electrical work some new radiators, and new flooring.

Broadband speed is 500mb full fibre

ENTRANCE HALL

The property is accessed via a upvc door and that opens up into a welcoming hallway with stairs to the first floor. Natural wood flooring.

STUDY/RECEPTION ROOM 1

10'0" x 10'0" (3.05 x 3.05)



With a front aspect and currently used as a study and studio. Natural wood flooring and coving.

SITTING ROOM

13'0" x 13'3" (3.97 x 4.04)



A lovely family area with efficient woodburning stove set within fireplace and on slate hearth and with oak lintel over. Recessed shelving with arch over, oak flooring, coving and television point. Door into kitchen and opening into the dining area.

DINING ROOM

6'75"10" x 11'10" (2.06 x 3.61)



With continuation of oak flooring. Coving. Patio doors with clear panels either side leading into the rear garden.

KITCHEN

15'4" x 7'9" (4.68 x 2.37)



Fitted with a range of base and wall units in beech effect with black metal handles and laminate worktop over and cream ceramic tiled splashback. Includes double electric oven, stainless steel sink with mixer tap, 4-ring gas hob with stainless steel extractor fan over. as well as an integrated dishwasher and small breakfast bar. Wall mounted gas boiler and a good range of shelving. Cream ceramic tiled floor, window to the side and archway into the utility room.

UTILITY

6'9" x 4'10" (2.06 x 1.48)



With laminate worktop, plumbing for washing machine and space for a further appliance. Wall mounted cupboards matching those in the kitchen. Continuation of kitchen flooring, window to the rear and upvc door to the rear. Coving.

CLOAKROOM



Recently fitted and well planned making the most of the space and including low level w.c. and modern charcoal grey wash basin with slate splashback. Ladder style radiator, window to the front and useful understairs alcove for storage.

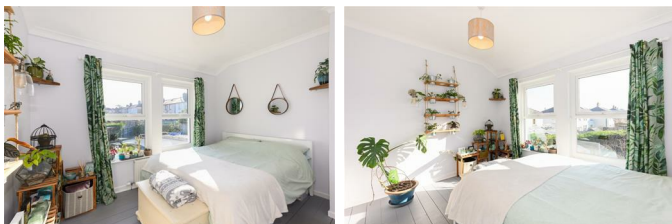
STAIRS AND LANDING



A painted staircase dogleg staircase leads to the first floor landing with coving and ceiling rose. Window to the front. Loft access with pull-down ladder. Cupboard with shelving and smaller cupboard above.

BEDROOM 1

10'0" x 10'0" (3.05 x 3.05)



Double bedroom to the rear with two large windows; coving; feature fireplace and double built-in wardrobes; painted floor.

BEDROOM 2

10'0" x 9'6" (3.07 x 2.91)



A spacious single room to the rear with built-in cupboards etc. Coving and painted wooden floor.

BEDROOM 3

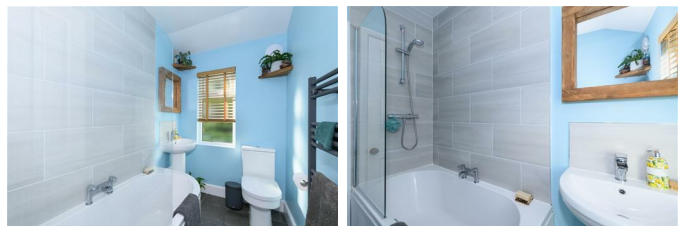
9'9" x 10'1" (2.99 x 3.08)



Double room to the front.

BATHROOM

4'7" x 7'4" (1.40 x 2.25)



Recently fitted throughout with curved bath with chrome mixer tap, with wall mounted chrome shower and attachments over and clear screen. Pedestal wash basin with chrome mixer tap and splash back. Low level WC. Fitted around bath with stone coloured ceramic tiling; charcoal grey ladder style radiator; charcoal grey tiled floor and frosted window to the rear. Spotlight set within white clad ceiling.

GARAGE & PARKING

15'10" x 9'3" (4.84 x 2.84)



There is on street parking. drive to the front of the property for

parking. The drive narrows to the garage where there is storage space for bins and logs.

The garage is accessed via a small step and double doors. With electricity, window to the side and concrete floor.

FRONT GARDEN

Attractive garden to the front with two raised borders and lawns surrounding. Floral and shrub borders.

REAR GARDEN



To the rear of the property is a patio area with a small retaining wall. A step up leads to a paved and stone path which meanders up to a further patio at the end of the garden - a glorious sun trap! There are attractive lawns with curved edging and the garden has a lovely stock of plants, trees, flowers and shrubs.

There's also a fabulous "Hobbit House" - only for important people!

DIRECTIONS



Proceed to the end of Fitz Road and turn left onto Harrot Road and the property can be found on the left.

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

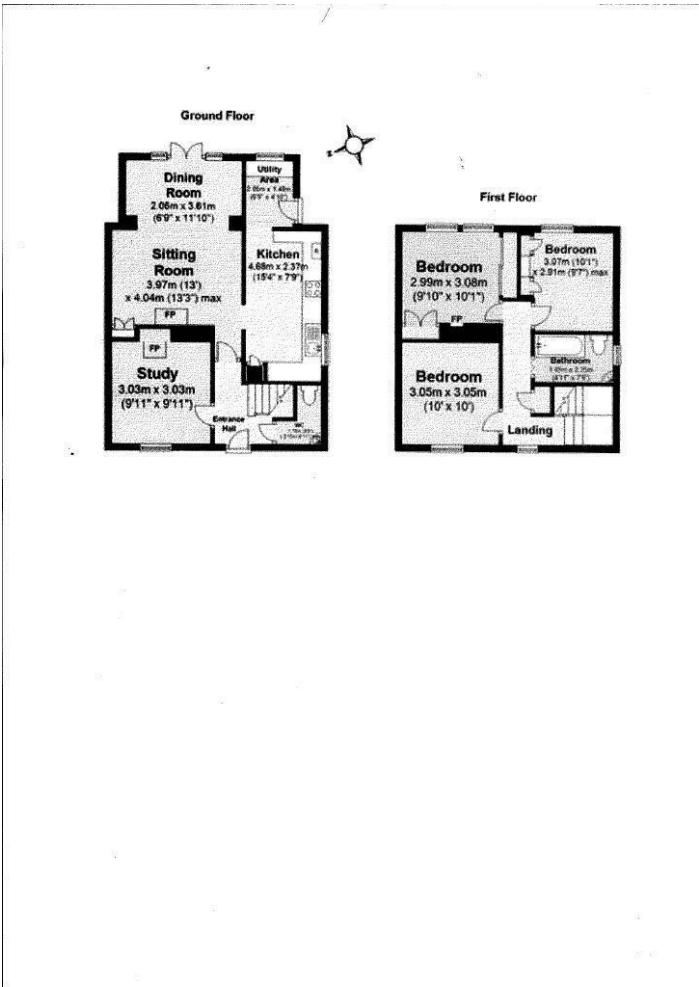
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving

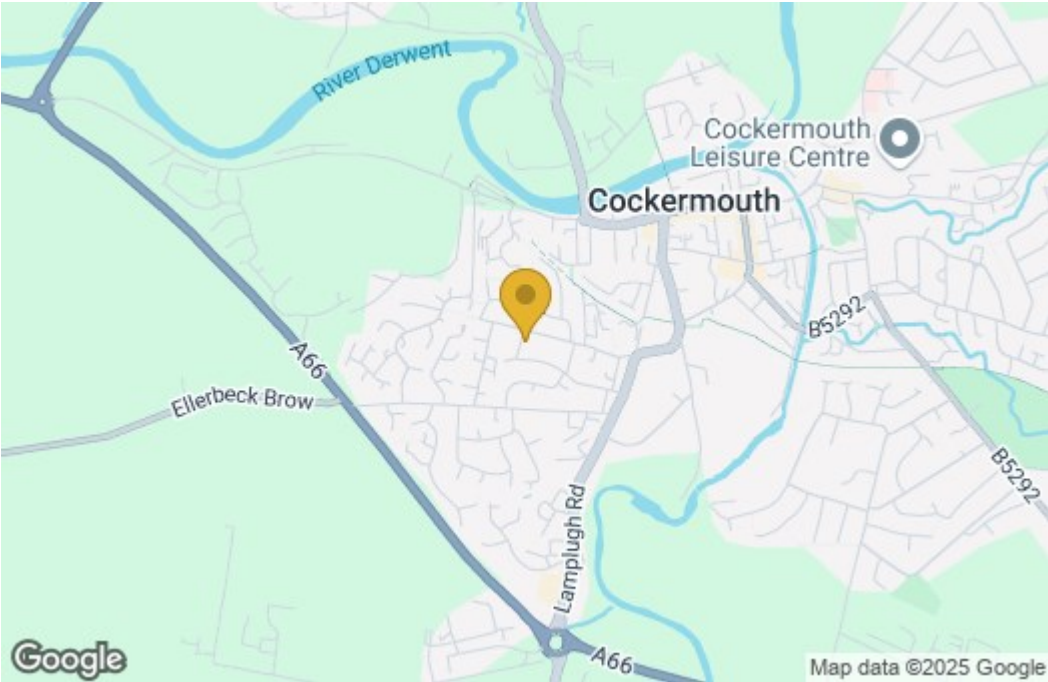
home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

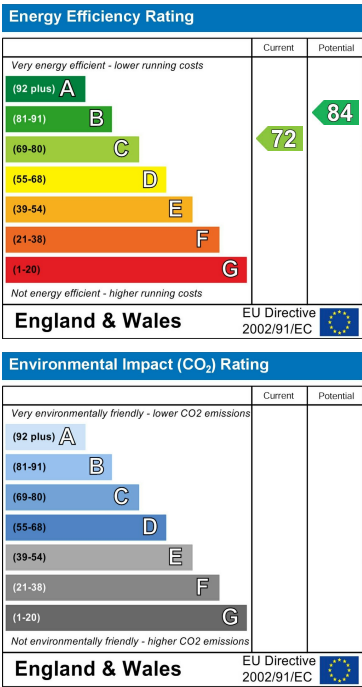
Floor Plan



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.