



GRISDALES

PROPERTY SERVICES



12 Oaktree Crescent, Cockermouth, CA13 9HR

£375,000

WITH ROOMS IN ABUNDANCE THIS FABULOUS HOME JUST KEEPS ON GIVING!!

Extended in recent times this delightful home sits perfectly for Primary and Secondary Schools as well as the town centre, sports and health facilities and the lovely open south facing view of rooftops and the Lakeland Fells completes it perfectly.

It's currently used as a four bedroomed family home with 2-3 spacious reception rooms downstairs as well as a great kitchen. However, there's potential to change the master suite into two large double bedrooms and also use the part converted loft as a bedroom as well – or at least use it for storage.

A driveway gives access to a DOUBLE GARAGE and there are easy to maintain gardens to the front and rear.

Offering a delightful feeling of homeliness and comfort it has been well maintained and truly does offer some smashing space all in a perfect location. COME AND SEE HOW YOU CAN MAKE IT WORK!

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

Gas central heating

Double glazing to most rooms but with triple glazing to the lounge, dining room and two bedrooms.

ENTRANCE

The property is accessed via a covered entrance area with upvc door with frosted glazing panels to the side. Leads into:

ENTRANCE HALL

With stairs to the first floor, door into the lounge and pine door with attractive coloured glazing leads into the kitchen.

LOUNGE

12'9" x 11'6" (3.91 x 3.51)



With large window overlooking the front. Adam style fire with beech mantelpiece over and granite hearth. Wall mounted shelving; television point, telephone point and coving. Sliding pine doors lead into the dining room and pine door into the hall.

DINING ROOM

11'2" x 10'6" (3.41 x 3.21)



With natural wood floor. Sliding patio doors to the rear.

KITCHEN

14'7" x 7'8" (min) (4.46 x 2.34 (min))



Fitted with a range of base units in beech, with laminate worktop over and blue ceramic tiled splashback with patterned insert tiling. Includes electric oven, 4-ring electric hob over and stainless steel extractor fan. 1.5 bowl stainless steel sink with mixer tap and additional Belfast sink with chrome mixer tap over. Plumbing for washing machine and space for two further

appliances. Wall mounted gas boiler. Grey tile effect laminate floor; 2 windows to the rear. Understairs cupboard accessed via louvre fronted door and fitted with a good range of shelving. Door leading into:

BREAKFAST ROOM & SNUG

16'6" x 10'10" (5.04 x 3.32)



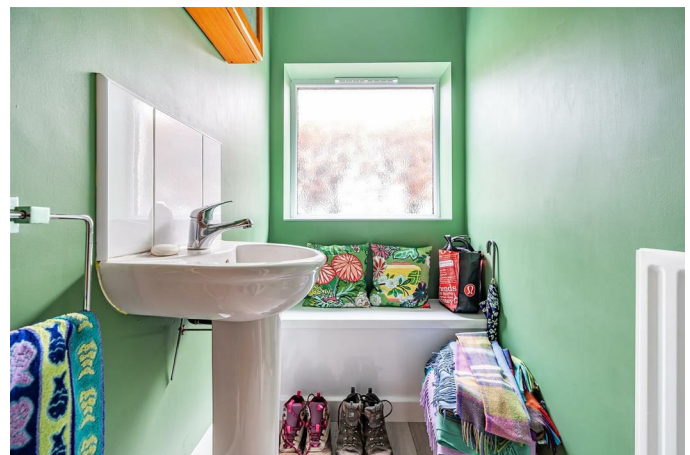
A fabulous room with tile effect laminate floor. Double patio doors to the rear garden, large window to the side and 2 Velux rooflights. Ample space for relaxing and dining. Pine door leading to the inner lobby.

LOBBY

With pedestrian door to the garage and door into:

BOOT ROOM

4'8" x 3'7" (1.43 x 1.10)



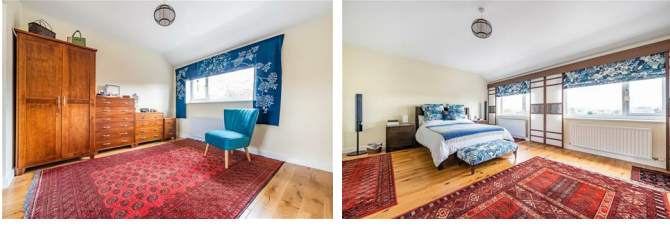
With pedestal wash basin and chrome mixer tap with tiled splashback, frosted window to the rear and extractor fan.

FIRST FLOOR LANDING

Access to four bedrooms and the bathroom as well as a door leading to the staircase to the attic room.

BEDROOM 1 & DRESSING ROOM

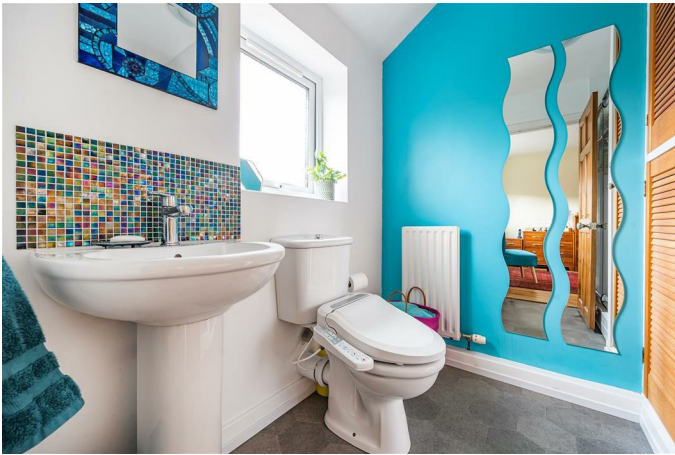
24'4" x 17'7" (max) (7.43 x 5.36 (max))



A fabulous, exceptionally spacious dual aspect master bedroom, which could be split into two double bedrooms. With oak flooring 2 large windows overlooking the front and large window to the rear. Door leading into:

EN-SUITE

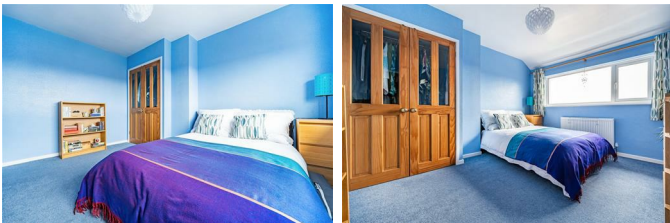
7'6" x 6'4" (2.31 x 1.95)



With shower base with wall mounted Mira Advance shower and attachments. Fully fitted throughout with white ceramic tiles. Pedestal wash basin with chrome mixer tap and attractive mosaic tiling. Low level WC (Japanese style) incorporating bidet. Tile effect floor; built in cupboard with radiator and shelving; frosted window to the rear and chrome bathroom fittings.

BEDROOM 2

12'11" x 10'11" (3.94 x 3.34)



Double room to the front with built in cupboard with pine doors and clear glazing. Lovely view.

BEDROOM 3

11'3" x 10'11" (3.45 x 3.33)



Double room to the rear.

BEDROOM 4

9'3" x 7'2" (2.83 x 2.19)

Single room to the front, again with a fabulous view.

BATHROOM

7'7" x 7'0" (2.33 x 2.15)



Fitted with corner bath with chrome tap connected shower over, pedestal wash basin with chrome mixer tap and low level WC. Fitted around bathroom fittings with white ceramic tiles and laminate floor. Large wall mounted mirror, pine clad ceiling, chrome ladder style radiator and frosted window to the rear.

ATTIC ROOM/BEDROOM 5

17'3" x 8'11" (approx) (5.26 x 2.72 (approx))

From the landing, a pine door gives access to a staircase to the attic room which could potentially be Bedroom 5. With Velux rooflight.

PARKING & DOUBLE GARAGE

14'7" x 17'10" (4.46 x 5.44)



Access for one car but parking for two on the drive. 2 up-and-over garage doors (one electric) give access into a double garage - with painted concrete floor, brick and breezeblock walls and part fitted with shelving.

FRONT GARDEN

Easy to maintain with paving and a beautiful Acer tree.

REAR GARDEN



With decking area providing ample space for seating and pots. Steps up lead to a further garden with patio.

DIRECTIONS



From the Grisdales Office continue along Main Street towards Castle Gate Drive, take the first left onto Isel Road and then the first right onto Oaktree Crescent. The property is on the left just beyond the turn to Cedar Lane.

OUTLOOK



A lovely outlook from the front, over rooftops towards Christ Church and to the Mosser and Loweswater fells and countryside in the distance.

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.

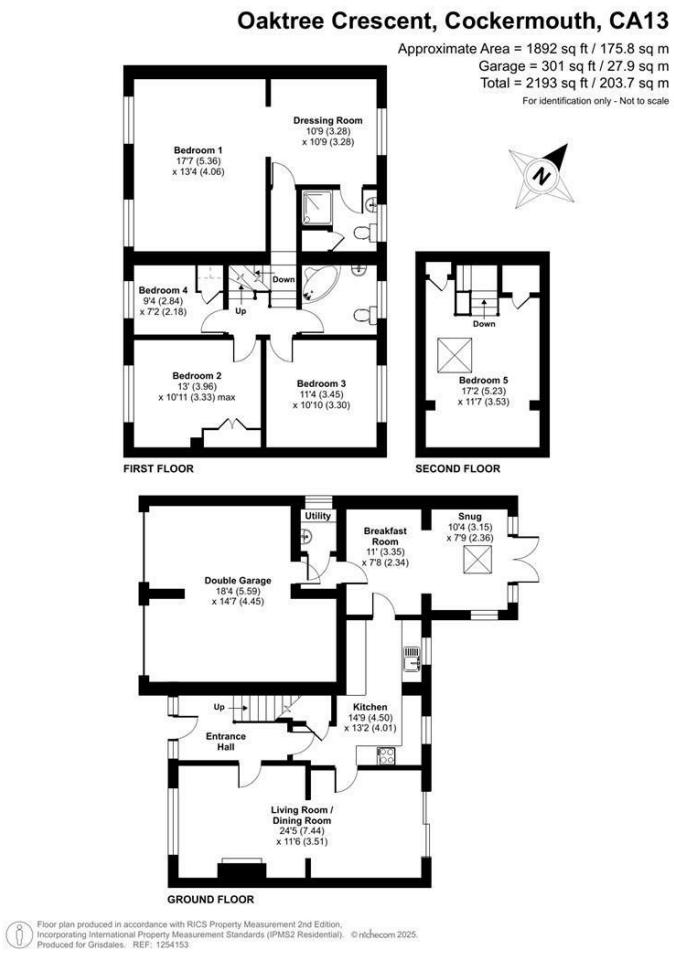
MORTGAGE ADVICE

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.

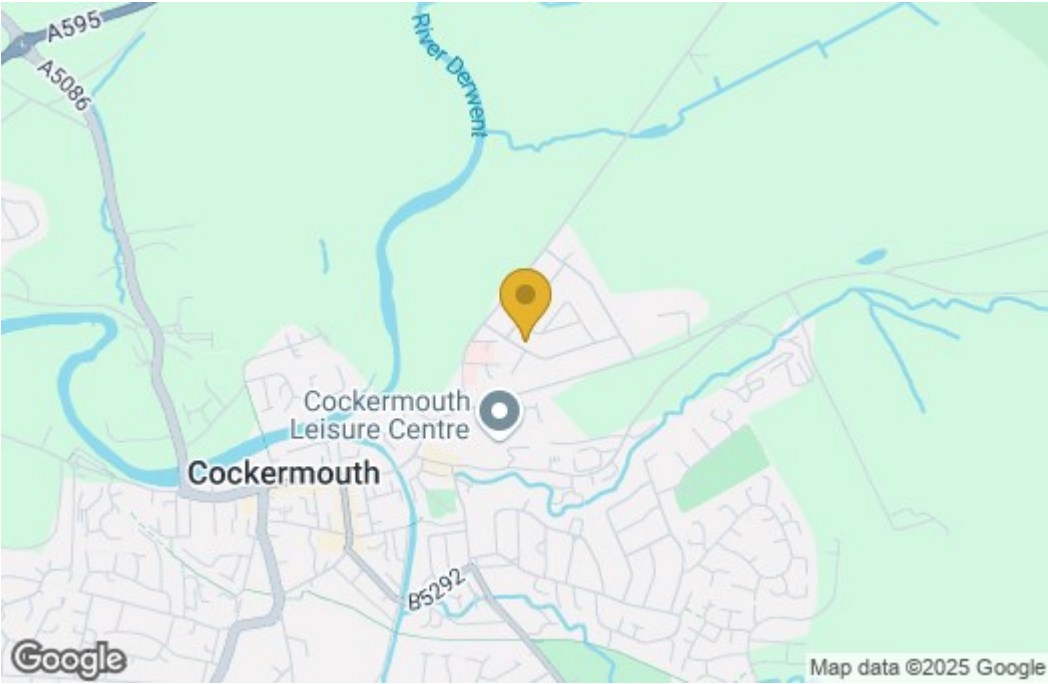
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

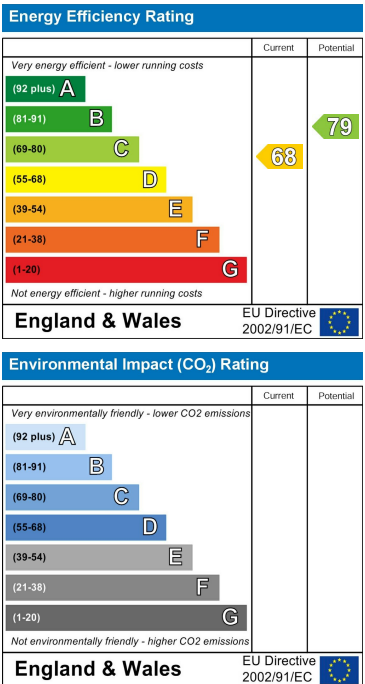
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.