



## 32 South Street, Cockermouth, CA13 9RT

**£145,000**

Nestled in the charming town of Cockermouth, this delightful mid-terrace house on South Street offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for couples, or individuals seeking a cosy home in a vibrant community.

You're welcomed into the open plan lounge/diner/kitchen which provides a warm and inviting atmosphere, perfect for relaxation. The property is in good condition, allowing you to move in with ease and make it your own.

One of the standout features of this home is its proximity to the town centre. Residents will enjoy easy access to a variety of local shops, cafes, and amenities, making daily errands a breeze. The surrounding area is known for its friendly community, offering a wonderful lifestyle for those who appreciate convenience.

In summary, this terraced house on South Street is a fantastic opportunity for anyone looking to settle in Cockermouth. Don't miss the chance to make this charming property your new home.

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

## WHAT YOU NEED TO KNOW

Gas central heating  
Single Glazed sash windows

## ENTRANCE

The property is accessed via a hardwood door with clear glazing panel above. Leads into open plan lounge/kitchen.

## LOUNGE AREA

12'3" x 11'8" (3.74 x 3.58)



With non-working inset electric fire with chrome frame, television point, window overlooking the front, space for dining table. Understairs cupboard with shelving and hanging space.

## KITCHEN

8'11" x 7'6" (2.72 x 2.30)



Fitted with a range of base and wall units in white with laminate wood effect worktop over and cream ceramic tiled splash back. Include stainless steel sink with mixer tap, space for a fridge, integrated electric oven with 4-ring hob over and extractor fan. Wood effect laminate flooring, window to the rear, stairs to the first floor and door into rear lobby.

## REAR LOBBY

With clear glazed door to the side, cupboard housing gas boiler with shelving.

## BATHROOM

6'0" x 4'6" (1.85 x 1.39)



With bath and shower over, clear screen in frame, pedestal wash basin and low-level WC, Fitted around sanitary fittings with beige ceramic tiles. Beige ceramic tiled floor, extractor, fan, window to the side, coving and spotlight.

## STAIRS AND LANDING

The staircase leads to small landing area with access into the loft.

## BEDROOM 1

12'0" x 8'9" (3.68 x 2.69)



Double room to the front. Coving.

## BEDROOM 2

9'4" x 8'7" (2.87 x 2.64)



Double room to the rear with useful cupboard above stair well.



## OUTLOOK



From the front of the property there is a pleasing outlook over towards Christ Church and to the rear there is an open aspect over rooftops with the countryside in the distance.

## EXTERNALLY



There is a large sunny yard to the rear with an outhouse that the current owners have rendered and replaced the roof. This is ideal for secure storage.

## DIRECTIONS



The property is best approached by locating Sainsbury's and proceeding along South Street in a Westerly direction. No 32 can be found on the right hand side bearing a Grisdales for sale sign,

## 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.

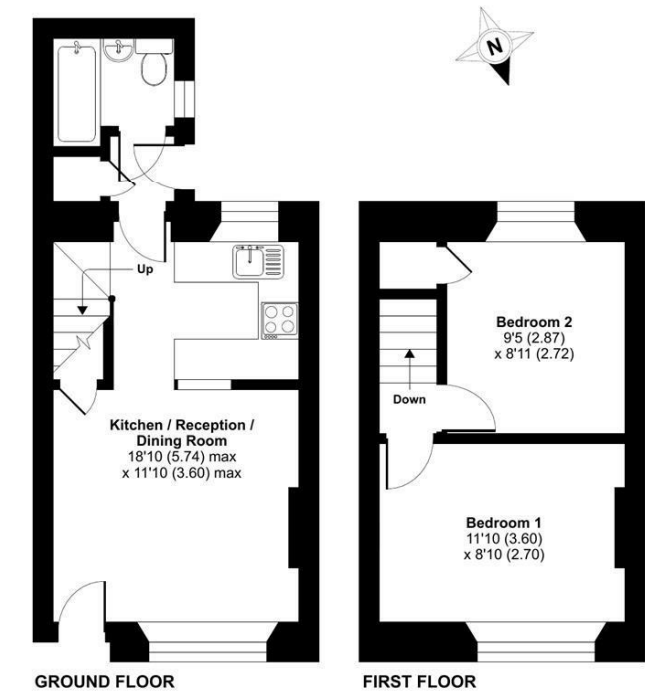
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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

South Street, Cockermouth, CA13

Approximate Area = 519 sq ft / 48.2 sq m  
For identification only - Not to scale

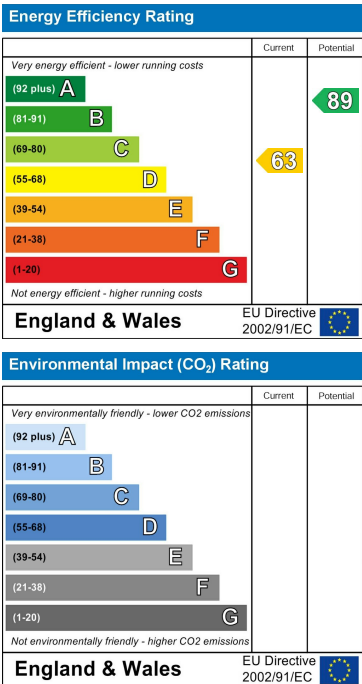


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rickrecom 2024. Produced for Grisdale. REF: 1266111

Area Map



Energy Efficiency Graph



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