

22 The Fallows, Cockermouth, CA13 0ET

£95,000

Situated in The Fallows, Cockermouth, this delightful one-bedroom south facing first-floor flat presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-proportioned and spacious open plan lounge and kitchen as well as a double bedroom and bathroom.

One of the key features of this flat is the allocated parking space (and visitor parking), a valuable asset in this bustling town. The location is particularly advantageous, as it is just a stone's throw away from the town centre, providing easy access to a variety of shops, cafes, and amenities. Additionally, the nearby Memorial Gardens offers a lovely green space for leisurely strolls.

While the flat is in good condition, it does require a little upgrading, allowing you the chance to personalise the space to your taste and style. This property is a fantastic canvas for those looking to create their ideal home in a vibrant community. With its prime location and potential for enhancement, this flat is not to be missed.

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

THINGS YOU NEED TO KNOW

Electric heating

Double glazing

PLEASE NOTE: the contents are included in the sale

ENTRANCE

The property is accessed via a communal stairway to first floor level, with door leading into:

INNER LOBBY

Cupboard housing cylinder tank. Door leading into:

OPEN PLAN LOUNGE/KITCHEN/DINER

17'1" x 13'11" (5.21 x 4.26)



Lovely open plan room with an aspect to three sides.

LOUNGE AREA



With door leading onto the balcony and television point.

DINING AREA



With ample space for eating. Telephone point.

KITCHEN AREA



Fitted with a range of base and wall units in oak with laminate worktop over and ceramic tiled splashback. Includes integrated electric oven with 4-ring hob over and extractor fan. Space for fridge, plumbing for washing machine, stainless steel sink.

BALCONY



A small balcony with south facing, sunny aspect.

BEDROOM

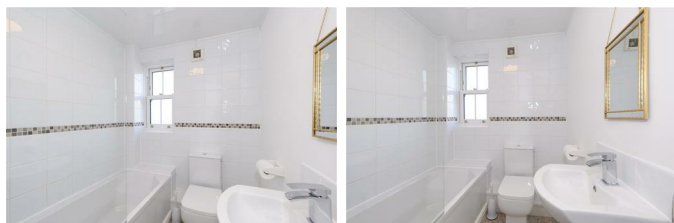
11'8" x 7'11" (3.58 x 2.43)



Double bedroom with an aspect to the rear.

BATHROOM

5'11" x 5'6" (1.81 x 1.68)



Fitted with bath, with chrome mixer tap and electric shower over and screen in chrome frame; low-level wc; wash basin with chrome mixer tap set into white fronted vanity unit with tile splashback. Chrome heated towel rail. Part fitted throughout with ceramic tiles. Frosted window to the rear and extractor fan.

PARKING

Allocated parking for one car within the courtyard and additional visitor parking.

DIRECTIONS

From the Main Street proceed into Crown Street. Turn left into New Street and then turn left into The Fallows.

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.

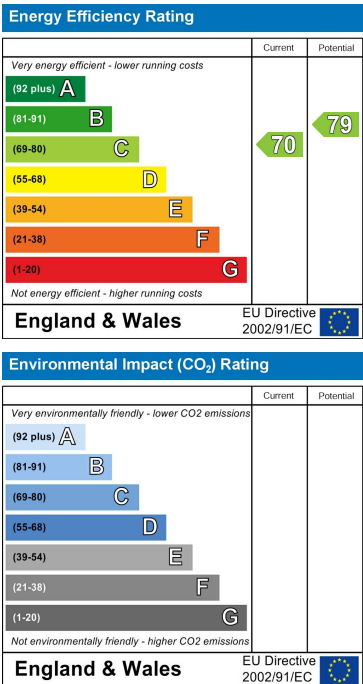
Floor Plan



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.