



2 Fletchers Croft, Cockermouth, CA13 0UY

£195,000

SITTING PRETTY IN THE LOVELY VILLAGE OF GREYSOUTHEN is this modern mid-terrace house which offers a delightful blend of comfort and convenience. Built about 25 years ago, the property has three bedrooms, making it an ideal home for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere and the breakfast kitchen gives some great space.

To the rear is a private courtyard garden with steps which lead up to a further garden. There's also allocated parking within the private car parking area at the back of the development. Greysouthen boasts a strong sense of community, highlighted by the presence of a village hall that hosts various events and activities. Furthermore, the location is particularly advantageous for commuters, with easy access to the A66, allowing for convenient travel to both the west coast towns and industries as well as the Lake District's mountains and lakes. This property presents an excellent opportunity for those looking to settle in a friendly village environment while still enjoying modern amenities. With its appealing features and prime location, this mid-terrace house is sure to attract interest from a variety of potential buyers. Don't miss the chance to make this delightful home your own.

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

THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

ENTRANCE HALL

With stairs to first floor

LOUNGE

12'9" x 16'6" (3.91 x 5.04)



With television point and electric fire in oak surround. Patio doors to the rear.

BREAKFAST / KITCHEN

12'5" x 12'10" max (3.81 x 3.93 max)



Fitted with a range of units in cream with stainless steel sink, dishwasher, electric oven and gas hob over and washer/dryer. Space for dining table and useful shelved walk-in store. Two windows giving a lovely outlook down the hill towards the village hall.

LANDING

With spacious double cupboard.

BEDROOM ONE

12'2" x 10'1" (3.71m x 3.07m)



Double room to the front

BEDROOM TWO

12'11" x 10'1" (3.94m x 3.07m)



Double room to the rear.

BEDROOM THREE

9'4" x 6'1" (2.84m x 1.85m)



Single room to the front.

BATHROOM

5'10" x 7'1" (1.80 x 2.16)



With bath and shower over, wash basin and WC.

EXTERNAL



From the patio doors there is access into an enclosed courtyard area with shillies and a garden shed. Steps lead up to a further mature garden beyond and there is off road parking to the rear.

DIRECTIONS



From Cockermouth, take the A66 and turn left at the Brigham/Broughton junction. Follow the road around Brigham, into Broughton Cross and turn left into Greysouthen. Proceed through the village and Fletchers Croft can be found on the left hand side.

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.

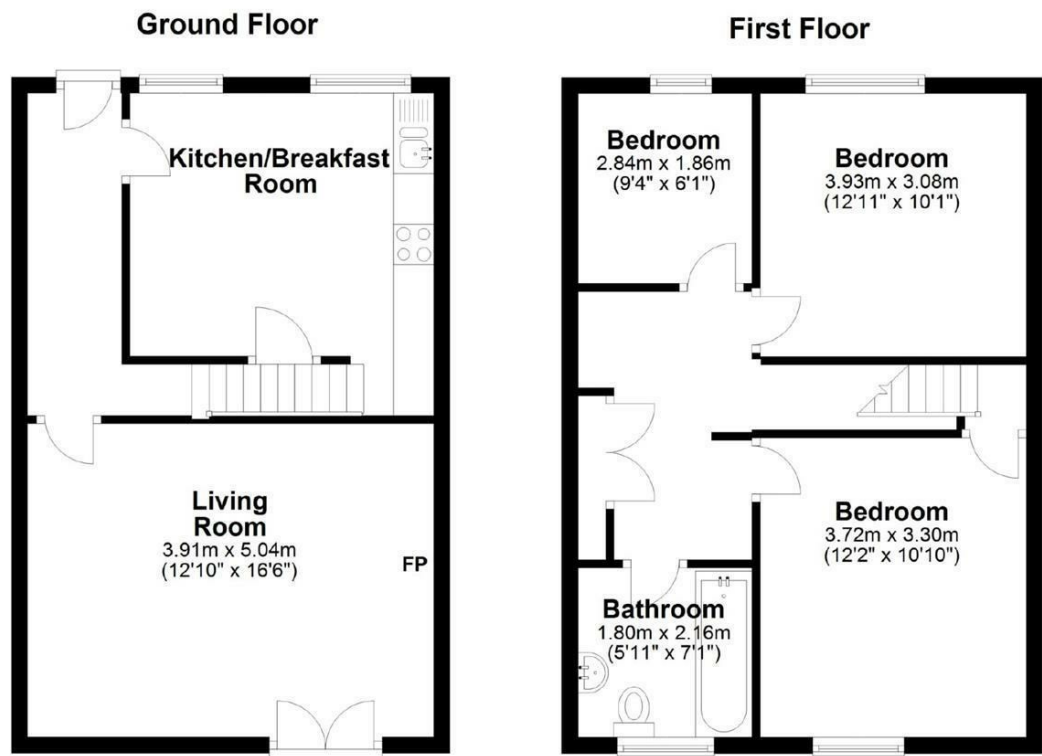
MORTGAGE ADVICE

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

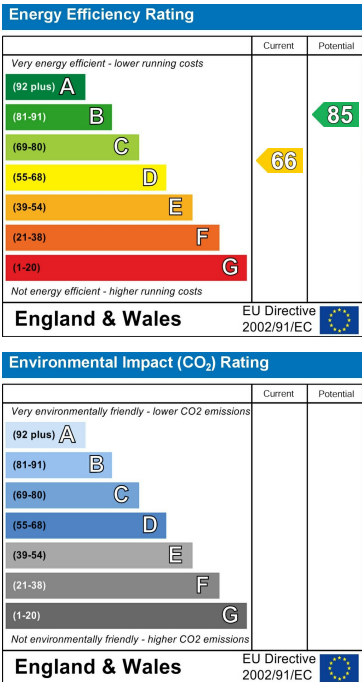


Measurements are approximate. Not to Scale. Illustrative purposes only.
Plan produced using PlanUp.

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.