GRISDALES
PROPERTY SERVICES

2 Green Bank Lane, Cockermouth, CA13 9EF

£275,000

WOW!!! WHAT A LOCATION! With front row seats to a first class view what more do you want?
Sitting on the edge of a highly sought after residential area is this fabulous 3 bed semi-detached bungalow which offers a delightful blend of comfort and potential. Built in the 60's, it boasts an amazing location with stunning 180-degree south facing views of the picturesque North Western Fells.
There are 2 reception rooms, 3 bedrooms and a modern kitchen and bathroom and although the property does present an opportunity for some improvement work you could move straight in and upgrade as you wish.
Set on a corner plot, the gardens are easy to maintain, offering a good outdoor space to enjoy the beautiful surroundings. There's a single garage and ample parking nearby making it both practical and convenient.
This bungalow is not just a home; it is a lifestyle choice, offering the chance to enjoy the stunning natural beauty of the Lake District while being close to local amenities. With its potential for enhancement and its enviable location, it's a rare find and is sure to attract considerable interest.
*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

THINGS YOU NEED TO KNOW
Gas fired warm air central heating and double glazing.

ENTRANCE
The property is accessed via UPVC door into:

SUN PORCH
7'0" x 5'11" (2.15 x 1.81)
With part wood panelling, windows to three sides, modular polycarbonate roof, wall light and UPVC door leading into dining room.

LOUNGE
14'11" x 13'11" (4.57 x 4.26)

Accessed via folding doors from the dining room and with electric fire in black frame on cream hearth and matching surround in natural wood mantel piece over, television point and large window to the front with a superb south facing view to the Lakelane fells. Frosted glazed door leads into the inner hall.

DINING ROOM
10'0" x 9'5" (3.07 x 2.89)

With three cupboards and door leading into:

KITCHEN
10'0" x 9'10" (3.07 x 3.01)

Fitted with a range of base and wall units in cream with wood effect laminate work top over and beige ceramic tiled splashback with chrome trim. Includes a good range of cupboards and drawers as well as an integrated electric oven with warming drawer below, electric hob with gloss splashback and concealed extractor fan, integrated dishwasher and integrated fridge/freezer and composite sink unit with mixer tap.
Large window overlooking the rear, UPVC door into the rear sunroom and frosted glazing panel to the Dining Room.

REAR SUN ROOM
8'5" x 6'6" (2.59 x 1.99)
Windows to two sides and door to the rear. Plastic roof and plumbing for washing machine.

INNER HALL
13'11" x 6'4" (4.26 x 1.94)
With coving, access into the loft via pull down ladder. Cupboard housing warm air central heating boiler.

BEDROOM ONE
13'11" x 10'7" (4.25 x 3.24)

Double room to the front with good range of built in wardrobes and large window overlooking the front.

BEDROOM TWO
11'11" x 11'10" (3.64 x 3.62)

Double room to the rear.

BEDROOM THREE
8'6" x 7'1" (2.61 x 2.18)

Single room to the rear.

BATHROOM
8'6" x 7'1" (2.61 x 2.16)

Fitted with wash basin, chrome mixer tap set into white fronted vanity unit. Low level WC and shower enclosure with curved screen and chrome frame and wall mounted chrome shower and attachments including; handheld hose and rainfall shower and fitted round shower with waterproof panelling and ceramic tiles to the remaining walls. Black tiled floor, frosted window (to the rear sun room). Cupboard, cylinder tank and shelving.

PARKING AND GARAGE

Tarmac drive leads to a single garage with up and over door and pedestrian door to the side with frosted window. Parking for one car in front of the garage with additional parking on the road or within the parking area within Green Bank Lane.

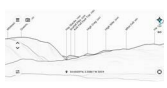
FRONT EXTERNAL

Front area retained with brick wall and laid with shillies.

REAR EXTERNAL

Double gates lead to a concrete area with steps that lead up to a raised garden with shillies and borders. Garden shed and outside tap

OUTLOOK



From the front of the property is a superb south facing outlook over the green to the countryside and the North Western Fells in the distance.
(from the left to right: Whiteside, Grassmoor, Haystacks, Scafell, Kirkfell, High Cragg, High Stile, Whinfell)

DIRECTIONS
From Main Street turn into Station Street and at the traffic lights turn left onto Lorton Street (B5292). Follow the road onto Lorton Road, pass the cemetery and turn right onto Towers Lane. Proceed up the hill and turn left into Green Bank Lane.

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
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

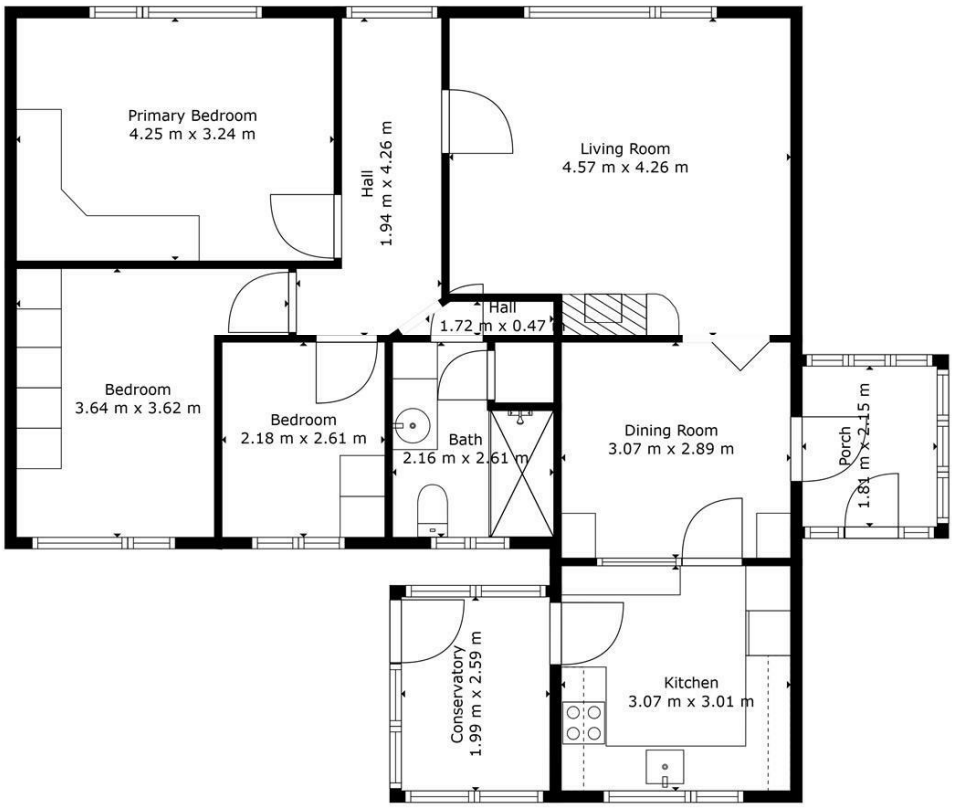
SURVEYS AND VALUATIONS
We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to 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



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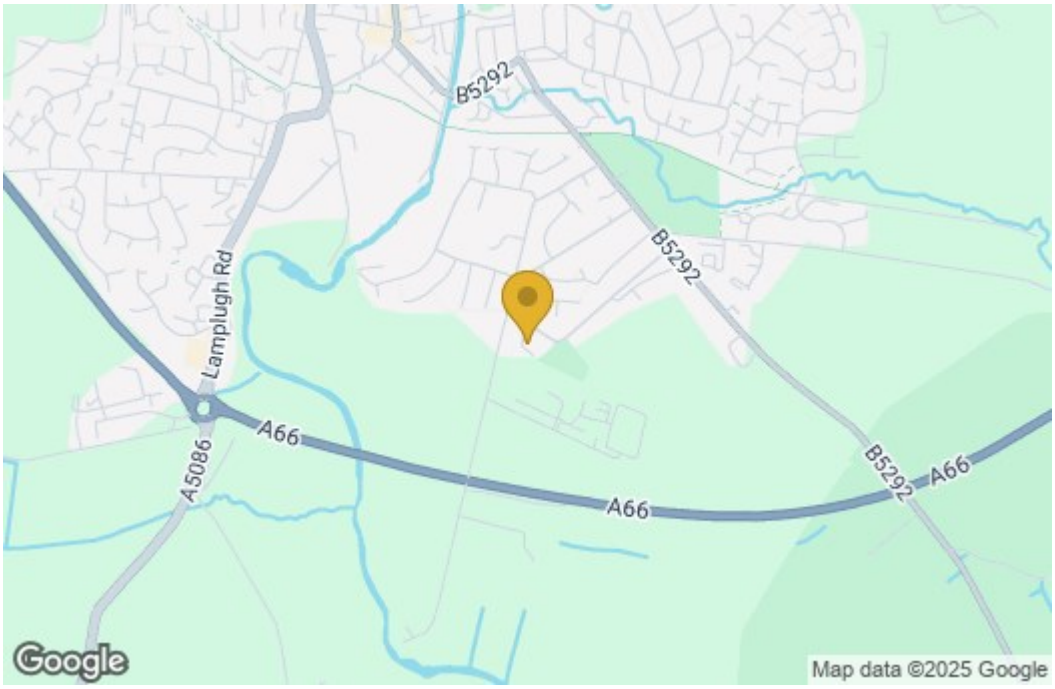
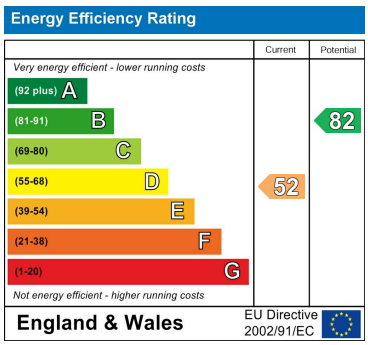
TOTAL: 88 m2
FLOOR 1: 88 m2
EXCLUDED AREAS: PORCH: 4 m2

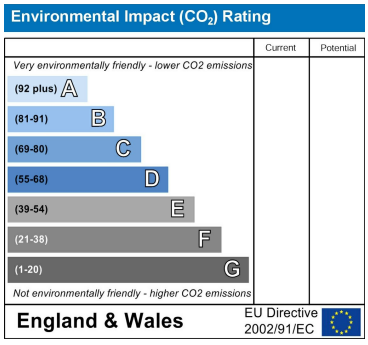
Measurements Are For Guidance Only.

Area Map



Energy Efficiency Graph





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