



GRISDALES

PROPERTY SERVICES



14 Lorton Road, Cockermouth, CA13 9PG

£239,995

NOT ONLY DOES THIS SMASHING THREE BEDROOMED, THREE STOREY END OF TERRACE HOUSE offer great space and good natural light but a GARDEN too - a rare find at a terraced house in Cockermouth!

Being perfectly located in a good residential area with an open aspect to the front and rear it's handy for the town centre including shops, cafes and parks. Outside, the property benefits from a garden to the side, providing a lovely outdoor space and there's additional land beyond the fence which runs down the bank to Skinner Street. This end-terrace house on Lorton Road is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious home. Don't miss the chance to make this property your own - you just need to make it a home!

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

Helping you find your perfect new home...

www.grisdales.co.uk

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T: 01900 829 977 | E: cockermouth@grisdales.co.uk

WHAT YOU NEED TO KNOW

Gas central heating
Double glazing

ENTRANCE

Door leading into:

VESTIBULE

With door leading into:

INNER HALL



With stairs to the first floor and access into:

SITTING ROOM

11'5" x 11'10" (3.48 x 3.61)



With natural pine flooring, attractive fireplace with natural wood mantelpiece and including freestanding electric stove and tv point.

KITCHEN

12'0" x 11'5" (3.66 x 3.47)



A light and airy room with two windows and ample space for a dining table. The kitchen is fitted with a range of base and wall units in cream with contrasting worksurface over with upstands. The kitchen includes dishwasher, 1.5 bowl white ceramic sink unit and fire place incorporating electric range style cooker. Wood effect flooring, useful understairs cupboard and spotlighting. Door leading into:

UTILITY ROOM

7'10" x 8'10" (2.38 x 2.69)



With door to the rear and well fitted with a good range of base and wall units to match those in the kitchen and included in here is a fridge, freezer and washing machine. Wall mounted gas boiler.

FIRST FLOOR



With bathroom access from half landing level and stairs to the second floor.

BATHROOM

7'10" x 8'8" (2.38 x 2.65)



With bath, wash hand basin and wc. Separate shower cubicle, wood effect flooring and chrome ladder style radiator.

BEDROOM ONE

11'4" x 15'10" (3.46 x 4.82)



Double with front aspect, feature fireplace and tv point.

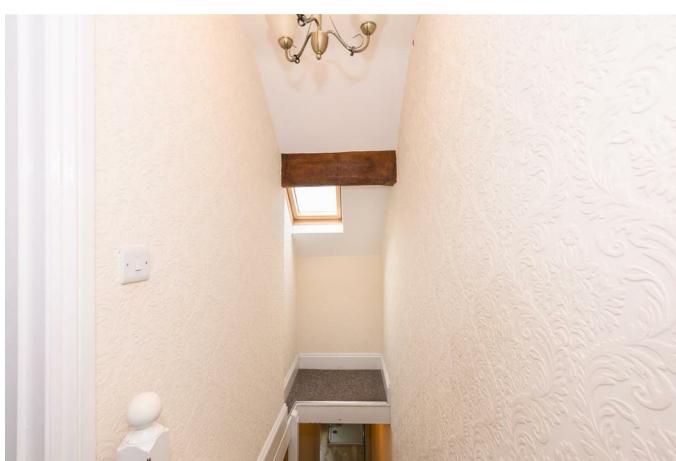
BEDROOM TWO

10'0" x 12'1" (3.05 x 3.68)



Double with rear aspect, feature fireplace and tv point.

STAIRS & SECOND FLOOR LANDING



A flight of stairs leads to the attic with landing and door leading into bedroom 3.

BEDROOM THREE

12'8" x 14'6" (3.86 x 4.42)



Double room with tv point.

EXTERNAL



There is a small yard to the rear with outhouse and outside tap. There's a well maintained garden to the side which is enclosed and mainly laid to lawn.

OUTLOOK



There is an attractive and fairly open aspect to the front and rear.

DIRECTIONS



From Main Street, proceed up Station Street, turn left into Lorton Street, continue over the bridge, round the sharp bend into Lorton Road where No.14 can be found on the right hand side.

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 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

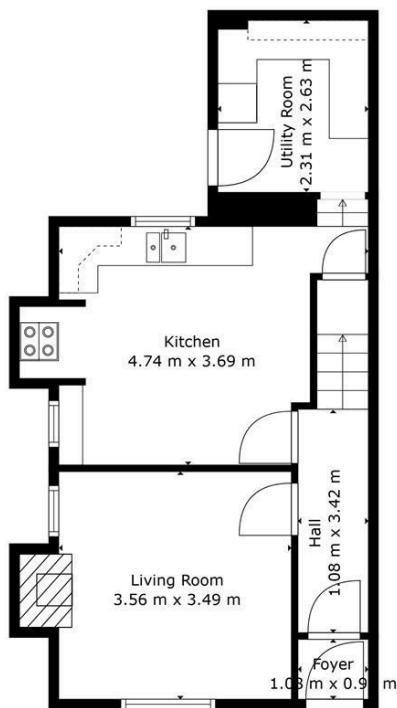
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice

to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

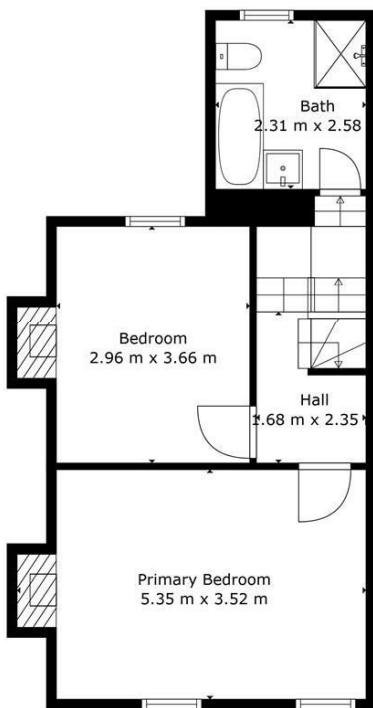
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

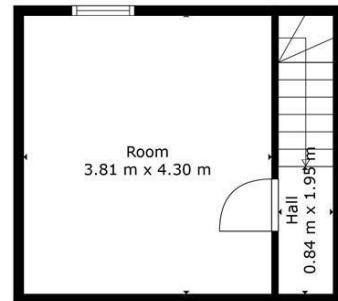
Floor Plan



Floor 1



Floor 2



Floor 3



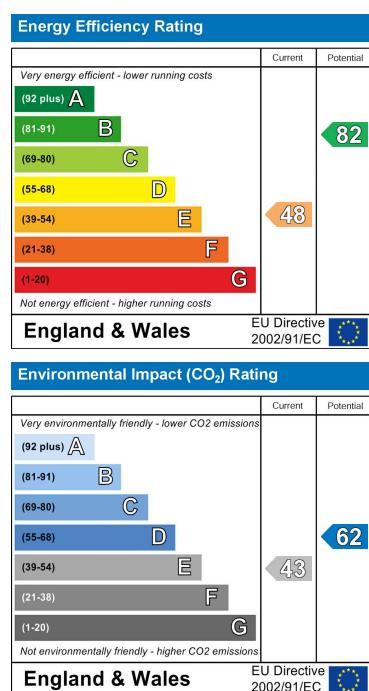
TOTAL: 100 m²
FLOOR 1: 43 m², FLOOR 2: 42 m², FLOOR 3: 15 m²
EXCLUDED AREAS: FIREPLACE: 3 m², LOW CEILING: 5 m²
Measurements Are For Guidance Only.

Area Map



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.

Energy Efficiency Graph



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