



## 2 High Sand Lane, Cockermouth, CA13 9NA

**£255,000**

RIGHT IN THE HEART OF COCKERMOUTH TOWN CENTRE is this charming terraced house on High Sand Lane which offers delightful modern and convenient living. With three well-proportioned bedrooms it's perfect for families or those seeking extra space. The lounge and conservatory provide ample room for relaxing and entertaining, making it an ideal setting for both quiet evenings and lively gatherings.

The unique layout and design of the house add to its appeal, making it a standout choice in the area. One of the highlights of this home is the private courtyard, a serene outdoor space perfect for enjoying a morning coffee or hosting summer barbecues.

Additionally, the tandem GARAGE offers valuable off-street parking and extra storage, a rare find in town centre living. This property truly encapsulates the essence of Cockermouth, with its vibrant community and easy access to local amenities. Whether you are looking to settle down or invest, this unique home presents an excellent opportunity. Don't miss the chance to make this lovely house your new home.

## WHAT YOU NEED TO KNOW

Please note that there is a flying freehold over the white fronted garage. £50 needs to be paid each year to the owner of that garage as ground rent.

Gas central heating

Double glazing

## INNER HALLWAY

With pedestrian door to the garage and stairs to the first floor. Two cupboards with shelf and hanging rack, window to the front.

## FIRST FLOOR HALLWAY

With stairs to the second floor.

## CLOAKROOM

With low level WC wash basin with splashback, extractor fan.

## LOUNGE

14'0" x 13'5" (4.28 x 4.10)



With wood effect flooring, television points and sliding patio doors to the conservatory.

## CONSERVATORY

22'7" x 7'7" (6.89 x 2.32)



With windows to three sides and a polycarbonate roof, oak effect flooring, leading into:

## KITCHEN

14'4" x 8'5" (4.39 x 2.59)



Fitted with a range of base and wall units in cream with

chrome handles, laminate work top over and grey ceramic tiled splashback and includes stainless steel sink, integrated dishwasher, 4 ring gas hob with extractor fan over integrated electric oven. Window into the conservatory, spotlighting tile, effect flooring, and large wall mounted breakfast bar area.

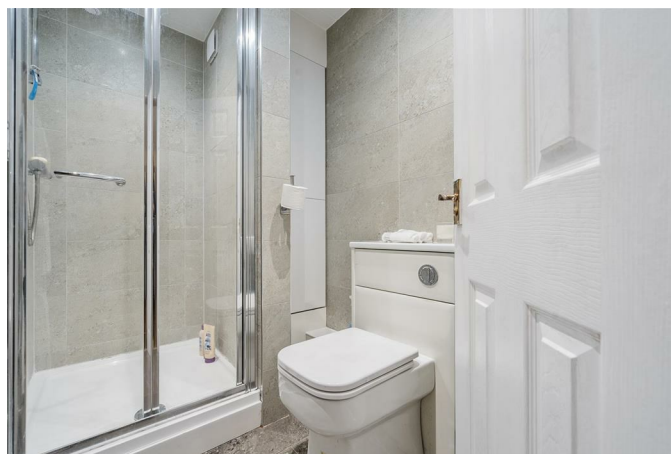
## BEDROOM ONE

16'3" x 11'8" (4.96 x 3.56)



Lovely, spacious double bedroom with continuation of oak effect flooring, two windows to the front, and double cupboard with shelf and hanging rail. Door into en-suite.

## SHOWER ROOM



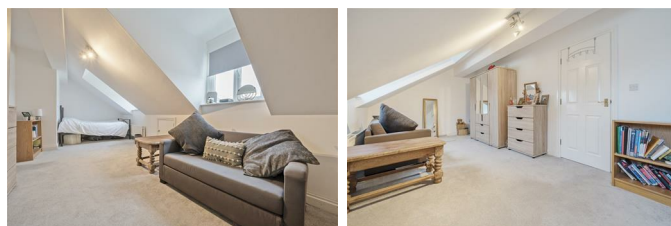
Fitted with shower, wash basin and w.c.

## SECOND FLOOR LANDING

Giving access to two further spacious bedrooms and family bathroom.

## BEDROOM TWO

23'1" x 9'6" (7.04 x 2.91)



Spacious double room with two roof lights and under eaves storage space.



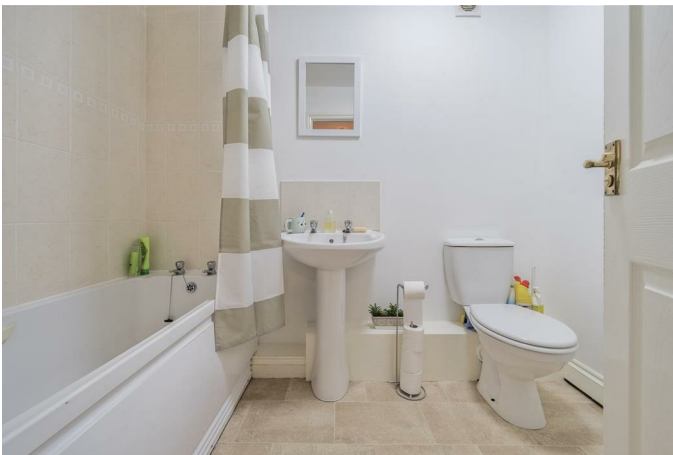
### BEDROOM THREE

19'10" x 9'8" (6.07 x 2.95)



Spacious double room with two windows and under eaves storage space.

### BATHROOM



With bath and shower over, pedestal wash basin and low level WC.

### GARAGE

31'6" x 14'3" (9.62 x 4.36)



There is a tandem garage accessed via double timber doors. Good additional storage space to the side. Access to the utility room and courtyard.

### UTILITY ROOM

Fitted with gas boiler shelving, plumbing for washing machine and space for an additional appliance along with WC and wash basin.

### COURTYARD



A gravelled courtyard area, part of which is covered and is entirely private.

### DIRECTIONS

The property is best approached by turning the corner at The New Book Shop next to the Cockermouth Grisdales Office onto High Sand 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 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.

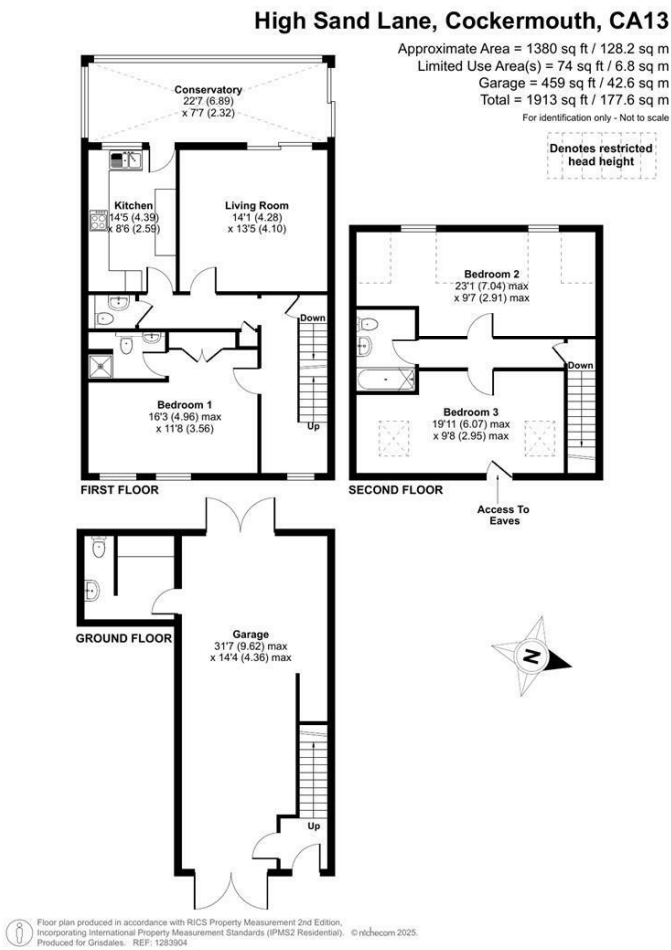
### **MORTGAGE ADVICE**

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.

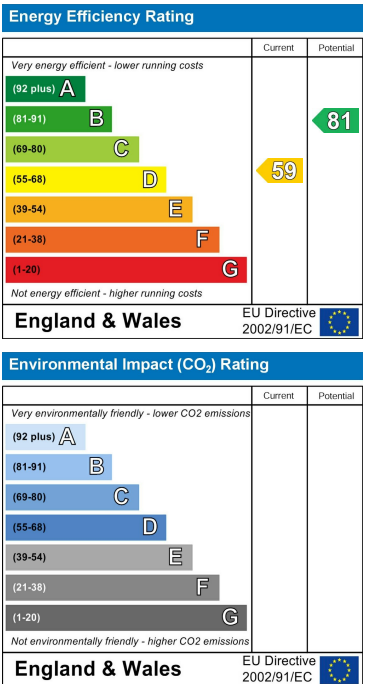
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.