



## 24 Beech Lane, Cockermouth, CA13 9HQ

**£350,000**

With a delightful south facing garden and glimpses of the fells this super two bedroomed detached bungalow offers bags of space, natural light and huge potential! Having been extended and altered over the years it offers some great space including two good sized double bedrooms, a large lounge/dining room which leads to a conservatory and a great breakfast kitchen too with a delightful outlook over the garden.

A staircase leads to a large loft which offers bags of potential for storage and extending but the hidden surprise has to be the tandem garage - great for tinkering in! And what a location too! Within a 10 minute walk you can be out in the country, at the Sports or Health facilities, at Cockermouth School, or sitting in a bar enjoying a glass of something cold!

WE DEFINITELY RECOMMEND A VIEWING.....

## THINGS YOU NEED TO KNOW

Gas central heating;  
Double glazing;  
Solar Panels (21) giving an approximate income of £2,500 p/a

## ENTRANCE HALL

Accessed via a uPVC front entrance door with decorative panel and side light, radiator, cloaks cupboard and access to a stair leading to a floored loft.

## LIVING ROOM

14'7" x 11'8" (4.45 x 3.56)



Patio doors to sun room and patio doors onto the patio, fireplace with coal effect gas fire with marble back and surround, square arch to the dining area.

## DINING ROOM/OFFICE SPACE

11'11" x 7'8" (3.64 x 2.36)



With radiator.

## SUN ROOM

9'1" x 6'11" (2.79 x 2.13)



With fully glazed uPVC door to the garden, laminate flooring, wall mounted Dimplex heater.

## KITCHEN/DINING ROOM

17'5" x 11'6" (5.31 x 3.51)



With dual aspect and comprising cream high gloss base and wall units with chrome handles, high gloss worktop and tiled splashback, gas cooker point, plumbing for washing machine, stainless steel 1.5 sink and drainer, cupboard housing boiler plus storage, attractive laminate wood effect flooring, fluorescent strip lighting by 3, radiator.



### PORCH/UTILITY

6'5" x 5'8" (1.98 x 1.74)



With half glazed uPVC door to patio, ideal for cloaks and boots.

### SHOWER ROOM

6'8" x 5'4" (2.05 x 1.64)



A contemporary shower room with shower cubicle with Triton T8o shower, marble effect walls, contemporary fully tiled finish, low level WC, pedestal wash hand basin, white ladder radiator and an attractive mosaic finish to the tiled walls.

### BEDROOM ONE

15'10" x 11'3" (4.85 x 3.43)



With window to front aspect, radiator.

### BEDROOM TWO

10'11" x 10'9" (3.33 x 3.30)



With window to front aspect, radiator.

### GARAGE

34'6" x 14'5" (10.52 x 4.41)

Comprising a superb tandem garage perfect for parking / workshop and fabulous potential extension to the property. Garage is with electric door and there are the controls for the 21 solar heating panels which credited the vendor with £2200 in 2022.

### EXTERNAL - FRONT

To the front of the property is a good size driveway leading to the tandem garage.

## EXTERNAL - REAR



To the rear of the property is a lovely and very generous garden with lots of patio space, large gravelled area, many mature and well established trees, fruit and otherwise, including a plum and greengage, fish pond, There are also borders with attractive beds of shrubs and flowers. A beautiful garden to potter and relax in.

## DIRECTIONS

The property is best approached by leaving the Cockermouth Grisdales office and proceeding in an easterly direction along Main Street and following the road up into Castlegate Drive until reaching Beech Lane on your left hand side.

## COUNCIL TAX

We have been advised by Allerdale Borough 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 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 Grisdals, 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. Grisdals 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 BUREAU

Grisdals work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

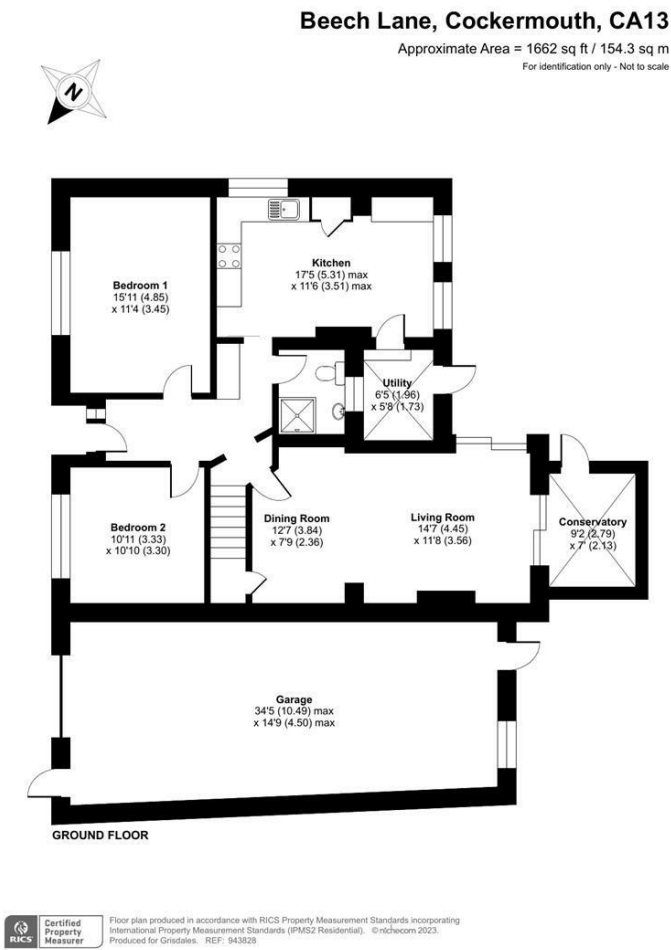
Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

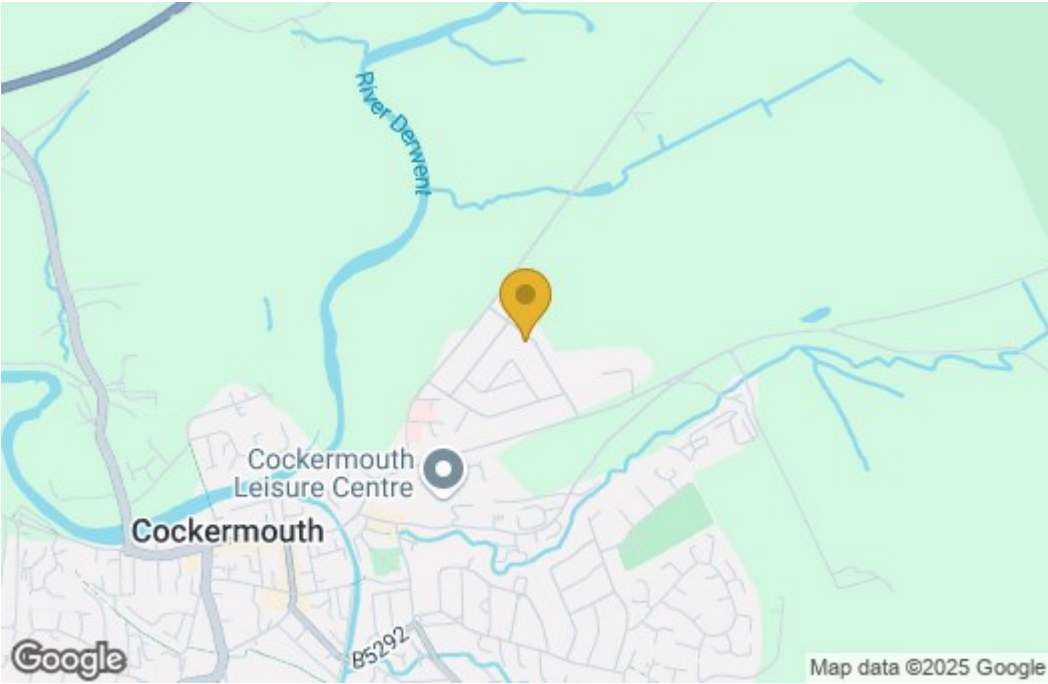
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

To find out how we can help you realise your dreams, just call your nearest Grisdals office.

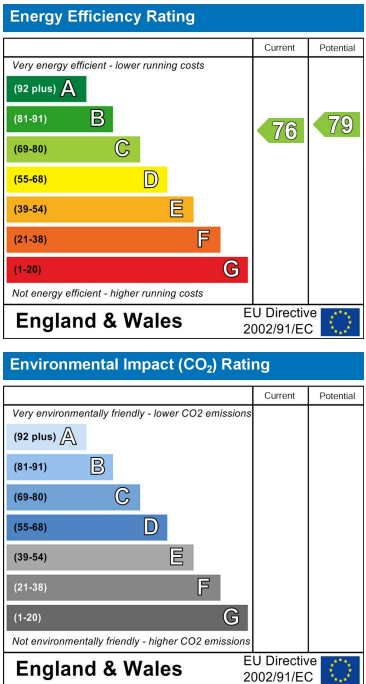
Floor Plan



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.