



6 Holmewood Avenue, Cockermouth, CA13 0BE

£340,000

LOOK! LOOK! LOOK!

This is one of the most beautifully presented and perfectly located detached bungalows we have had on the market for quite some time and WE LOVE IT!!! It's absolutely stunning and with two double bedrooms, a gorgeous dual aspect lounge, a well fitted bathroom and smashing breakfast kitchen it will tick many boxes, but there's also a hidden sun room, a delightful private rear garden, a single garage and drive..... but the star of the show has to be the side garden which has been perfectly looked after and provides a super opportunity to extend to create more internal space (STPP).

Located in one of the prime residential areas in Cockermouth, it's very quiet and peaceful and if the only disturbance is the birdsong that's not too bad! It's within easy reach of the A66 to the Lake District and coast and is within walking distance of our delightful Gem town.
JUST COME AND HAVE A LOOK – you won't be disappointed!

THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

ENTRANCE LOBBY

Accessed via white composite front entrance door with chrome ironmongery, half glazed uPVC door to hall and inset foot mat.

INNER HALLWAY



A particularly spacious and very welcoming entrance hall. Radiator with cover, access to loft (boarded) with drop down ladder. Cupboard housing boiler.

LOUNGE

15'8" x 11'3" (4.8 x 3.43)



A lovely bright room with windows to the front and side, cream marble fireplace with inset coal effect electric fire with chrome surround and marble hearth. Television point.

BREAKFAST KITCHEN

12'2" x 10'9" (3.73 x 3.30)



Fitted with a comprehensive range of high gloss cream base

and wall cabinets with chrome handles, complementary worktops with tiled splash-back. Includes integrated oven, induction hob and stainless steel extractor chimney over. Integrated dishwasher, plumbing for washing machine, stainless steel 1.5 sink and drainer. Ample space for a dining table, Karndean flooring, window to the side and door to the rear.

BEDROOM 1

11'3" x 10'5" (3.45 x 3.18)



Double room to the rear.

BEDROOM 2

10'7" x 10'5" (3.23 x 3.20)



Double room to the front.

BATHROOM



Well fitted with bath and chrome shower fittings over with glass shower screen, low level WC and wash hand basin. Fully tiled walls and floor, white tongue and groove ceiling with integrated ceiling lighting. Two frosted windows to the rear.

SUMMERHOUSE

9'1" x 8'5" (2.79 x 2.59)



Accessed from the garden with half glazed uPVC door, tiled flooring and pedestrian door to the garage. Windows to three sides.

PARKING AND GARAGE

16'7" x 8'11" (5.08 x 2.74)



A concrete drive provides parking for one car and leads to a single garage.

FRONT GARDEN



To the front of the property is a good size lawn area with borders and a low slate wall.

SIDE GARDEN



To the side of the property is a large garden with beautifully maintained lawn and well planted shrub and floral borders.

REAR GARDEN



With a path and steps up to a circular paved patio, further paved patio and borders of trees, shrubs and lawn. Path to the second side.

DIRECTIONS



Proceed up Station Street to the traffic lights and proceed onwards up the hill until reaching Brigham Road on your right hand side. Proceed along Brigham Road until reaching Holmewood Avenue which is on your left hand side. Proceed along Holmewood Avenue until you reach the cul de sac.

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 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 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

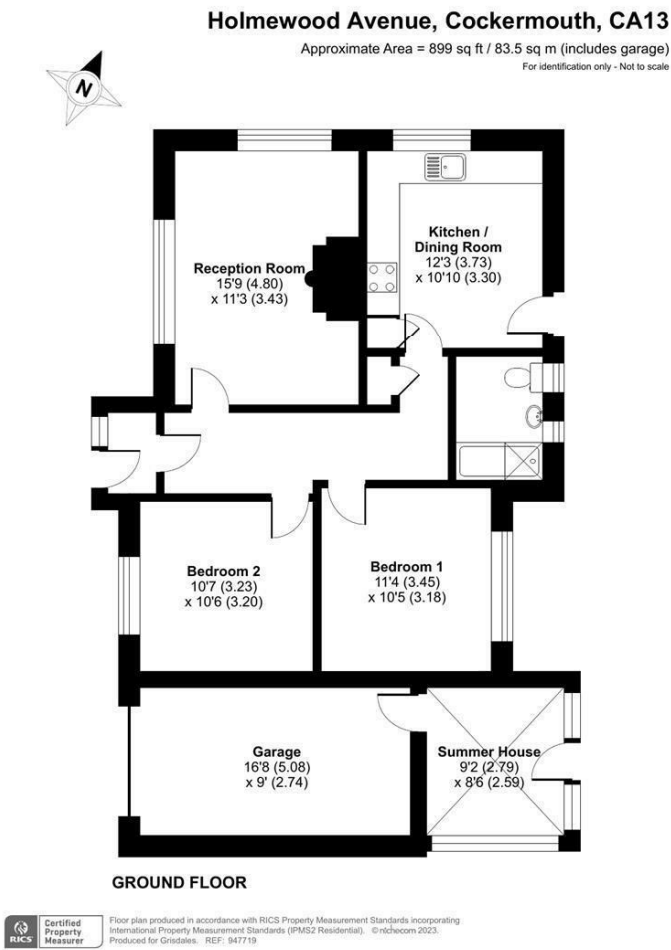
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

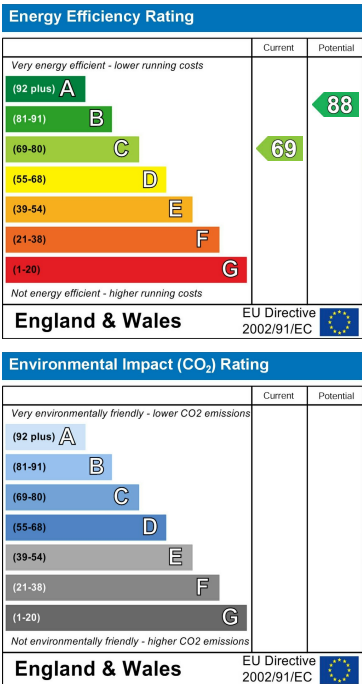
Floor Plan



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