



10 Cherry Lane, Cockermouth, CA13 9HS

£249,950

PERFECTLY LOCATED! but only if you need quick access to the town centre, sports and health facilities, a good bus route and some excellent walks! We are delighted to show you this two bedroomed semi-detached bungalow which has been loved by the present owner for over 30 years. It's positioned so the morning sun streams across the garden and through the French doors of both the kitchen and second bedroom, moving round to the south/east for the afternoon and evening sun. There are also glimpses of the Northern Lake District fells too.

Inside you'll find a stylish and comfortable sitting room with multi-fuel stove, two bedrooms and a bathroom and the kitchen has been extended in the past creating more space which spills onto the garden when the French doors are open. The gardens are interesting and pretty and there's ample off road parking to the side.

THINGS YOU NEED TO KNOW

Gas central heating

The windows are a combination of double and triple glazing of varying ages but are mostly within the last 5 years.

ENTRANCE

The property is accessed by a composite door with frosted coloured patterned glazing panel. Leads into a larger than average entrance hall.

ENTRANCE HALL

With wood effect laminate floor leading onto carpet, access to the loft, white panel doors throughout with brass ironmongery. Telephone point.

LOUNGE

12'9" x 12'2" (3.91 x 3.71)



A lovely light and airy room with a southwest facing aspect. Multi fuel stove set into a fireplace recess with black surround and black hearth and dark painted mantelpiece over. Television point and coving.

DINING KITCHEN

9'10".59'0" x 10'4" (3.18 x 3.15)



Window to the side and walk-in utility/cupboard with plumbing for washing machine, shelving and wall mounted boiler.

Built-in cupboards within the dining area and step down to the kitchen.

KITCHEN

9'1" x 6'9" (2.79 x 2.08)



With cupboards in beech effect with chrome handles and black laminate worktop over with matching splashback. Includes space for electric cooker with stainless steel splashback and extractor fan over, plumbing for slim line dishwasher and stainless steel sink. Space for two under counter appliances. Tiled floor, window to the side, spotlighting and sliding patio doors to the rear.

BEDROOM 1

11'5" x 10'5" (3.48 x 3.18)



Double room to the front.

BEDROOM 2

10'7" x 10'4" (3.23 x 3.15)



Double room to the rear with French doors leading to the garden, coving and wood effect laminate floor.

BATHROOM



Fitted with bath and Triton T80 shower over with clear screen in chrome frame, pedestal wash basin and low-level WC. Fitted throughout with ceramic tiles, white ceiling and tile effect vinyl floor covering. Frosted window to the rear.

DRIVEWAY



Drive for three to four vehicles to the side and additional parking on the gravel. Ideal space for parking a caravan/motorhome.

FRONT GARDEN



A path leads to the front door with shillied gardens either side of the path.

REAR GARDEN



A delightful cottage style garden which is quite private and a lovely haven for birds and butterflies. From the kitchen and bedroom 2 a paved patio area with steps down leads to a circular paved patio with areas laid with shillies. There are very pretty and well established shrubs and trees with floral borders etc. At the end of the garden is a further patio along with a shed, greenhouse and access to the side. All in all, a very private and pretty cottage style garden.

OUTLOOK

There are glimpses of the Lake District fells from the rear.

DIRECTIONS

W3W: [///plugs.vowing.reminder](http://plugs.vowing.reminder)

From Cockermouth Main Street travel up towards Castle Gate, follow Castle Gate up the hill taking the first left turn onto Isel Road and the first right hand turn onto Oak Tree Crescent. Take the first right onto Cherry Lane, number 10 is on the left 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 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

INSURANCE

You are required to have sufficient means to cover your liability for the Landlord's fixtures and fittings as set out in the Tenancy Agreement. Sufficient means includes a sum of money available to put right any damage, or alternatively you could purchase a suitable insurance policy to cover this liability.

The Landlord's insurance policy does not cover your possessions within the property. You are advised to consider the need for Tenants Insurance, which usually includes cover for your own possessions and accidental damage to the Landlord's items.

The Landlord will not be responsible for any damage caused to your belongings unless it is caused by an act or omission by the Landlord or Agent, which invalidates any insurance you do have.

It is recommended that you hold adequate insurance to protect against accidental damage caused by the Tenant to the Landlords Fixtures and Fittings at the premises as described in the Inventory. You should also consider insuring your own possessions. Please speak to Grisdales for further information.

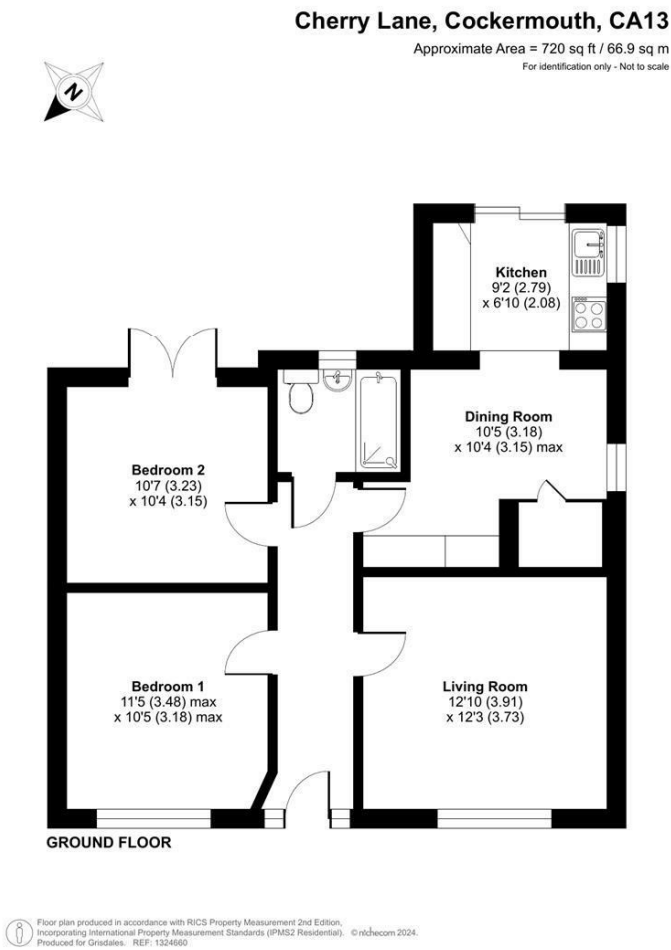
MORTGAGE ADVICE

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.

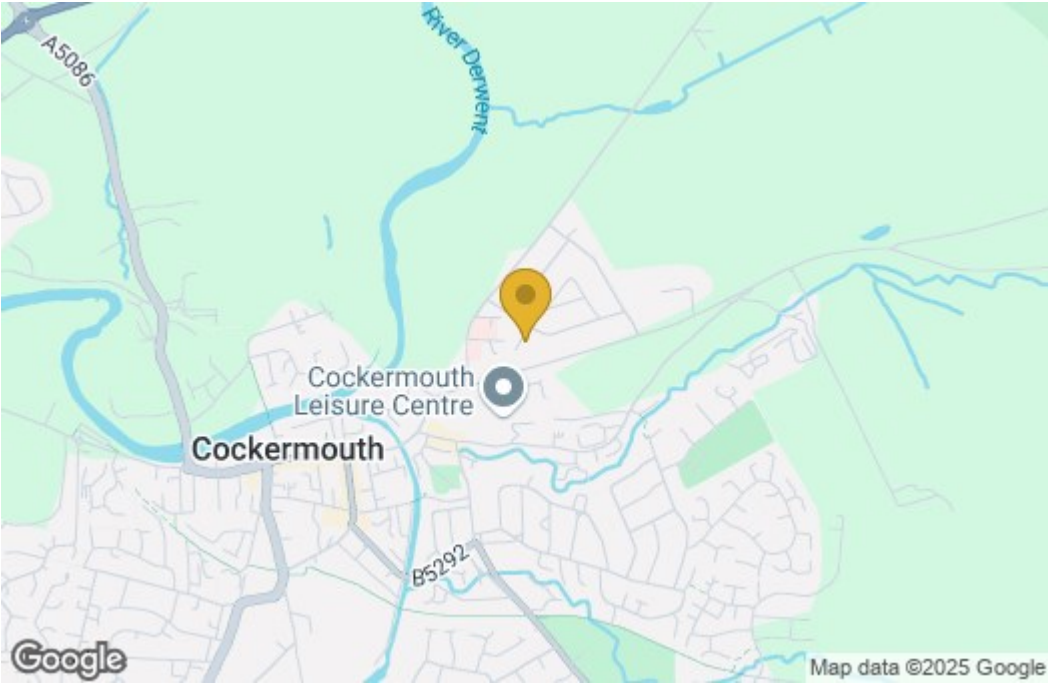
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

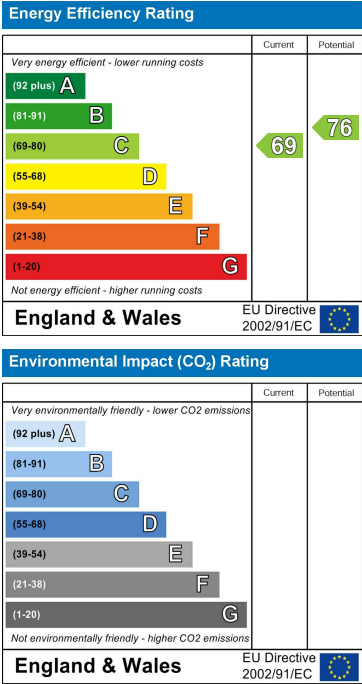
Floor Plan



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.