



25 Simonscales Lane, Cockermouth, CA13 9DH

£330,000

THE SPACE!!! THE NATURAL LIGHT!!! THE STYLE!!!

We absolutely love this three bedroomed semi-detached dormer bungalow which occupies a delightful south/west facing position within this popular residential area. There's a surprising amount of space inside including three double bedrooms, two bathrooms, two reception rooms (the lounge having a wood burning stove) and a practical kitchen diner - all of which have been fitted, maintained, decorated and dressed to a high specification.

Outside there's a delightful front garden and a private courtyard garden to the rear with large shed - there's parking on the drive.

All perfectly presented and raring to go!

WE LOVE THIS AND KNOW YOU WILL TOO!

THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

ENTRANCE

The property is accessed via a uPVC door with a clear glazing panel; leads into:

ENTRANCE PORCH

7'3" x 5'3" (2.21 x 1.61)

With clear glazing either side and a glass roof. Tiled floor and an oak door with frosted glazing panel leads into:

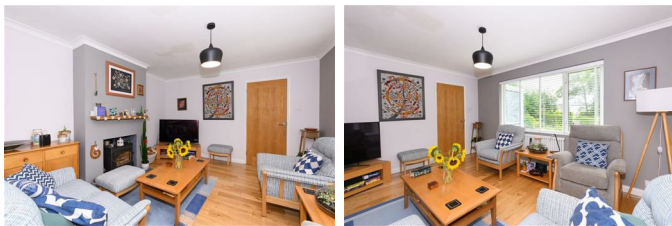
INNER HALLWAY

6'8" x 15'9" (2.04 x 4.81)



With oak flooring, stairs to the first floor, coving and useful understairs alcove.

LOUNGE



A fabulous room with large window overlooking the front. Wood burning stove on slate hearth within fireplace recess with oak mantelpiece over. Television point and opening into:

DINING KITCHEN



Fitted with a range of base and wall units in a shaker style in cream with chrome handles and laminate worktop over with

matching upstand. Includes 1.5 bowl composite sink unit in black with mixer tap. Space for an under counter appliance; space for 1 ¾ size dual fuel oven. Glass splashback and extractor fan over.

Vaulted ceiling with attractive lighting, large window overlooking the front, space for a dining table, modern radiator. Leads into rear lobby and utility room.

SUNROOM



A lovely room with oak flooring, coving and double French doors to the decking at the front.

BEDROOM 3

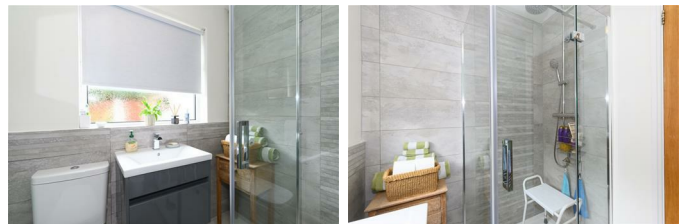
14'1" x 16'8" (4.31 x 5.09)



Double room to the rear with coving and built-in cupboards.

SHOWER ROOM

6'4" x 5'1" (1.94 x 1.56)



Fitted with shower, in enclosure with clear screening chrome frame and wall mounted chrome shower and attachments, including handheld hose and rainfall shower. Wash basin with chrome mixer tap set into grey fronted vanity unit; low-level wc. Fitted around sanitary fittings with beige ceramic tiles. Cream tiled floor. Chrome ladder star radiator and chrome bathroom fittings. Frosted window to the rear.

FAMILY BATHROOM

9'4" x 8'11" (2.87 x 2.73)



A lovely spacious bathroom with oak flooring and large window to the rear. Fitted with wash basin with chrome mixer tap, wc with concealed flush panel and freestanding oval bath with chrome taps. White modern radiator and ample space for bathroom furniture.

REAR LOBBY

6'9" x 4'5" (2.08 x 1.35)

With steps down to a uPVC door with glazing either side and polycarbonate roof. Door leading into:

UTILITY AREA

4'5" x 8'11" (1.35 x 2.73)

With plumbing for washing machine and space for additional appliances. Wall mounted boiler.

FIRST FLOOR LANDING

6'8" x 10'11" (2.04 x 3.33)



With coving, Velux rooflight and space for furniture. Modern radiator and doors in bedrooms 2 and 3.

BEDROOM 1

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



A lovely light and airy double bedroom with large window to

the rear and two Velux rooflights to the front. Useful under eaves storage space. Centre column. Built-in cupboard with hanging space and shelving.

BEDROOM 2

11'11" x 9'10" (3.64 x 3.01)



Double room with large Velux window to the front and window to the rear. Cupboard with shelf and hanging rail.

PARKING



There are two concrete drives which provide off road parking.

FRONT GARDEN



A path from the gate leads to the front door. To the side of this is an area of decking which can be accessed from bedroom 4/sunroom.

Either side of the drives and path area gardens which are either laid to lawn or with slate chippings. Delightful selection of planting and well established shrub and floral borders.

REAR COURTYARD GARDEN



From the back door step leads down to a private courtyard

garden which is surrounded by attractive flower borders. Large shed. A path leads to the side where there is bin storage.

DIRECTIONS

From Main Street proceed up Station Street and turn left into Lorton Street. Continue along the road over the bridge and bear right. Proceed along here and turn right into Vicarage Lane and bear left at the top onto Simonscales Lane and this property is located on the left just before the turn into Rose Lane.

W3W: [///waddle.tentacles.routines](https://waddle.tentacles.routines)

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band B.

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.

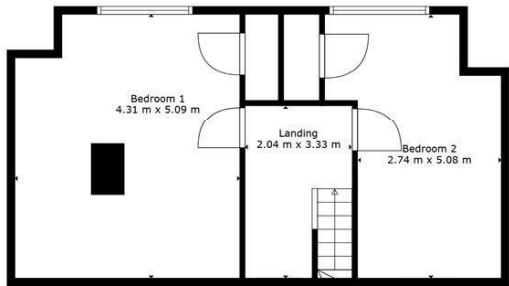
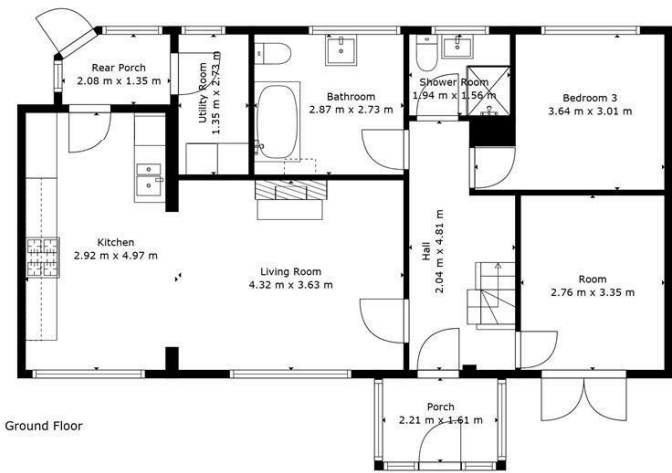
MORTGAGE ADVICE

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.

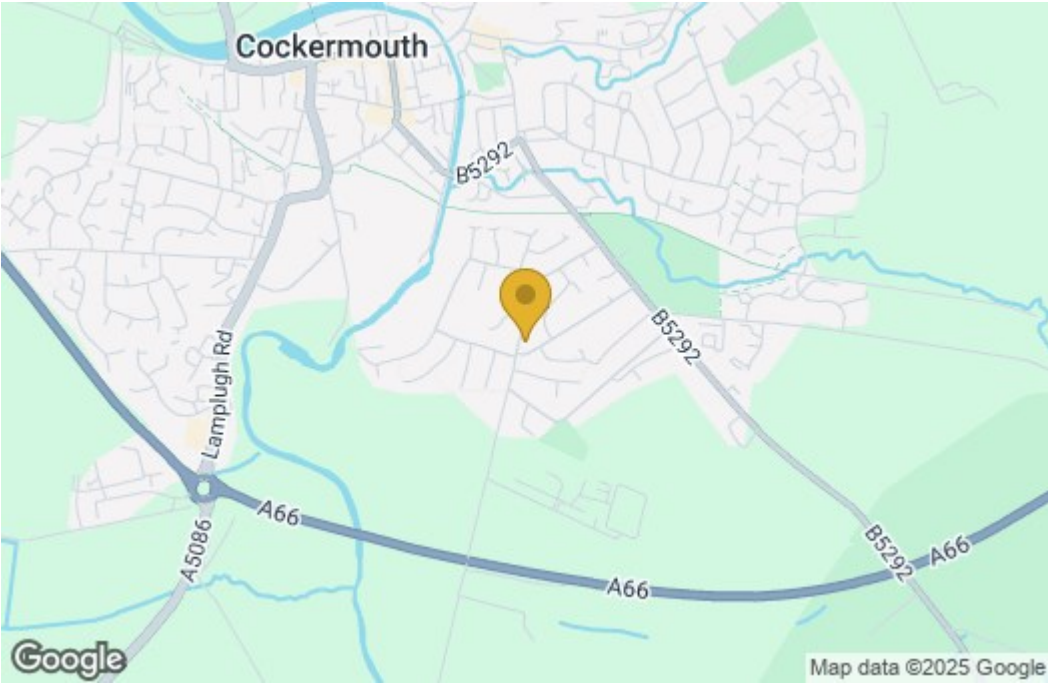
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Floor Plan

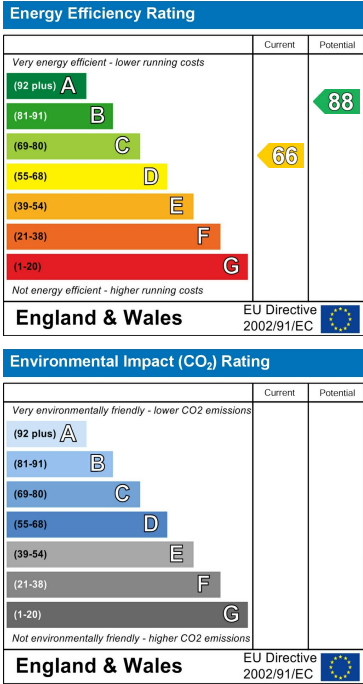


Measurements Are For Guidance Only.

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.