



## 9 Loweswater Close, Cockermouth, CA13 9LL

**£210,000**

PERFECT FOR FIRST TIME BUYERS, SECOND STEPPERS OR THOSE LOOKING TO DOWNSIZE.

This smashing two bedroomed semi-detached house sits quietly in a cul de sac location within a great residential location just a few minutes from shops, schools, the park etc. You'll be bowled over by what's inside - the kitchen overlooks the front garden and the lounge opens up to a super-sized conservatory with French doors which lead to the rear garden. Upstairs there are two good size bedrooms and a bathroom. Opportunities exist to upgrade inside and out but as it is you can move in and take your time adding your personal touches.

It sits on a good plot with gardens to the front, rear and side and with off road parking and A SINGLE GARAGE you'll soon want to make this house your new home!

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*



## WHAT YOU NEED TO KNOW

Gas Heating  
Double Glazing

### ENTRANCE HALL

With stairs to first floor and door to:

### LOUNGE

13'9" x 12'6" (4.21 x 3.82)



Fabulous room with understairs cupboard and TV point. The room opens up to:

### CONSERVATORY/DINING ROOM

12'2" x 12'0" (3.72 x 3.66)



A smashing conservatory which provides some excellent space and with double doors to the rear garden.

### KITCHEN

6'6" x 7'1" (2.03 x 2.18)



With a range of base and wall units in beech with chrome handle and black work surface over and including gas/electric cooker point, space of fridge/freezer and plumbing for washing machine.

## FIRST FLOOR LANDING

With access to both bedrooms and the bathroom.

### BEDROOM ONE

10'7" x 9'6" (3.25 x 2.92)



Double room with cupboard and aspect to the front.

### BEDROOM TWO

8'11" x 8'0" (2.74 x 2.45)



Spacious single to the rear.

### BATHROOM

5'0" x 5'0" (1.52 x 1.52)



Fitted with a grey suite comprising bath and shower over, wash basin and w.c.

## PARKING AND SINGLE GARAGE

17'11" x 8'2" (5.48 x 2.49)



There is parking on the drive and a single garage.

## FRONT GARDEN



There is a good sized lawn to the front of the house.

## REAR GARDEN



From the conservatory double doors lead out to the garden with steps down to a lawn which runs down to the side of the house to the gate.

## DIRECTIONS

From Cockermouth Main Street proceed up Station Street and turn left into Lorton Street. Go over the bridge and as the road bears right turn left into Kirkgate. Bear right into Windmill Lane

and proceed right the way through and turn left into Slate Fell Drive, turn right into Gable Avenue and Loweswater Close can be found on the right hand side.

## 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**

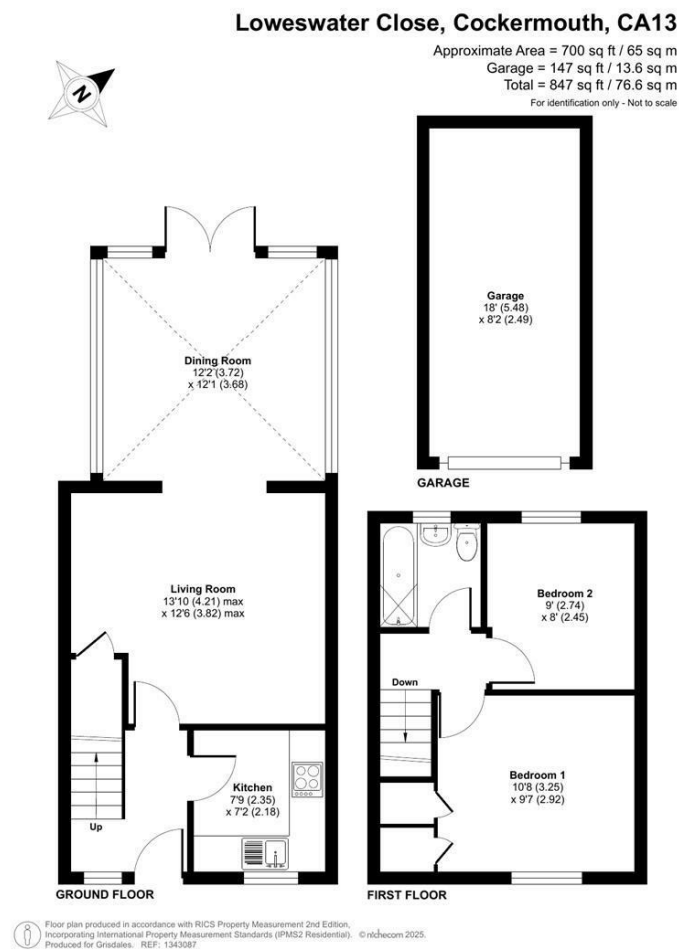
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

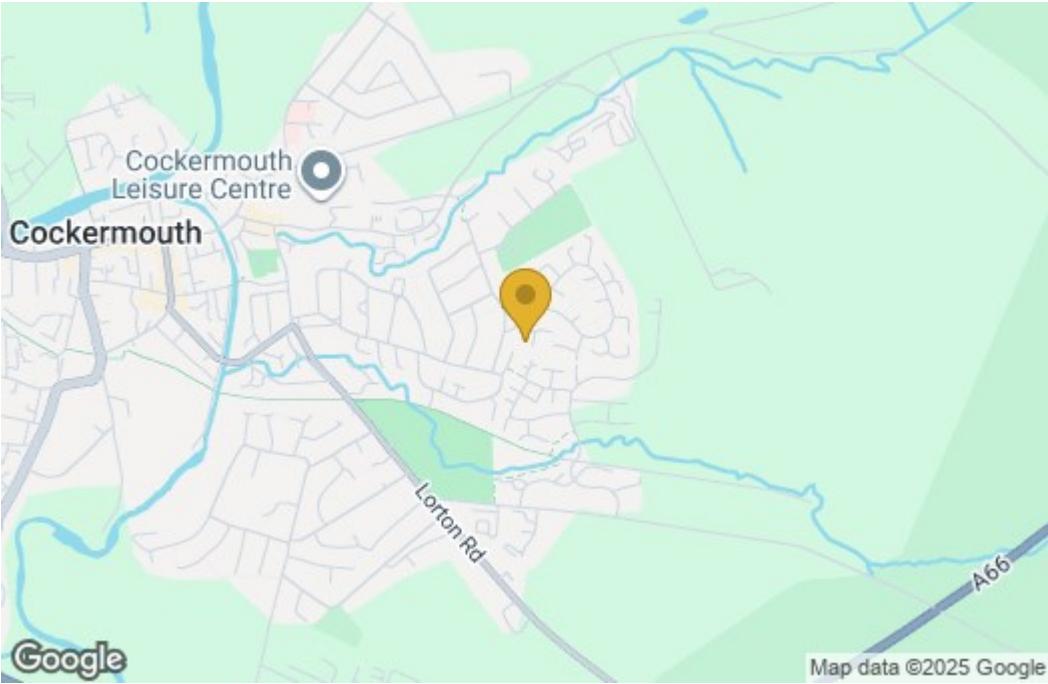
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.



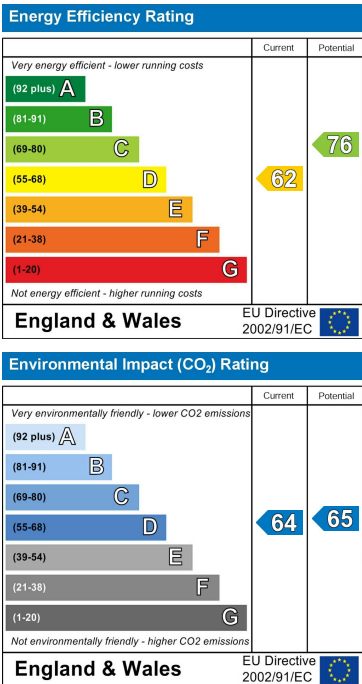
Floor Plan



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.