



## 13 Central Road, Dearham, CA15 7EP

**£145,000**

TUCKED RIGHT IN THE HEART OF THIS LIVELY VILLAGE, with shops, a school, takeaways and even the infamous pie shop within easy access, is this three bedroomed end of terrace house - a gem of a find!

A few steps take you up to a pretty enclosed garden, a secret little hideaway that's just begging for fairy lights and summer evenings. Inside, there's plenty of space to spread out, with loads of potential for you to put your own stamp on it. Add in the lovely open outlook from the front, and you've got a home that's brimming with character and ready for its next adventure.

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



## THINGS YOU NEED TO KNOW

Double glazing  
Gas central heating

## ENTRANCE

The property is accessed via a UPVC door with a frosted glazing panel. This leads to:

## LOUNGE/DINING ROOM

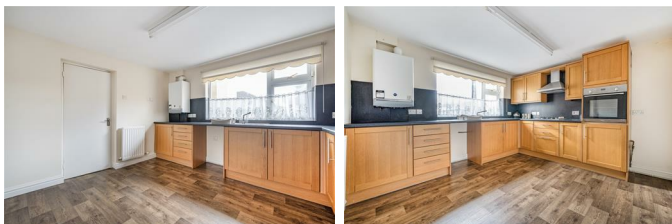
24'11" x 10'5" (7.62 x 3.19)



With window to the front, feature fireplace and television point. Step up from the lounge into the dining area.

## KITCHEN/BREAKFAST ROOM

11'9" x 10'9" (3.60 x 3.30)



Fitted with a range of base and wall units in beech effect with laminate worktop and matching splash back. 1.5 bowl stainless steel sink with mixer tap. 4 ring gas hob with extractor fan. Integrated electric oven. Space for fridge freezer and plumbing for washing machine/dishwasher. Wall mounted boiler. Space for a table. Large window overlooking the rear and wood effect flooring. Useful under stairs shelved cupboard. Door leading into:

## REAR LOBBY

Wood effect flooring. UPVC door to the rear and stairs to the:

## FIRST FLOOR

With window at half landing level and opening up two large landing with access hatch to the loft and airing cupboard.

## SHOWER ROOM



Fitted with large shower enclosure with clear screen. Wall mounted chrome shower and attachments. Low level WC. Pedestal wash basin with chrome mixer tap. Tiled throughout with grey ceramic tiles and herringbone style vinyl floor covering.

## BEDROOM 1

13'1" x 10'8" (4.01 x 3.26)



Double room to the rear with coving.

## BEDROOM 2

11'1" x 10'5" (3.4 x 3.19)



Double room to the front with a range of white fronted bedroom furniture including cupboards and drawers.

### BEDROOM 3

8'7" x 8'3" (2.64 x 2.54)



Spacious single room with built in cupboards and window to the front.

### EXTERNALLY

Concrete path leads round to a small yard area for bin storage at the back of the property.

### GARDEN



Steps lead up to a garden with patio and lawn. Retaining walls and borders. Greenhouse and detached garden shed.

### PARKING



Parking for one car to the side of the house.

### DIRECTIONS



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From Cockermouth follow the A594 towards Maryport. Enter Dearham village. Turn right at the crossroads onto Central Road and proceed into the village and the property is located on the left hand side just before Browside.

### COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band A.

### VIEWINGS

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 2

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**

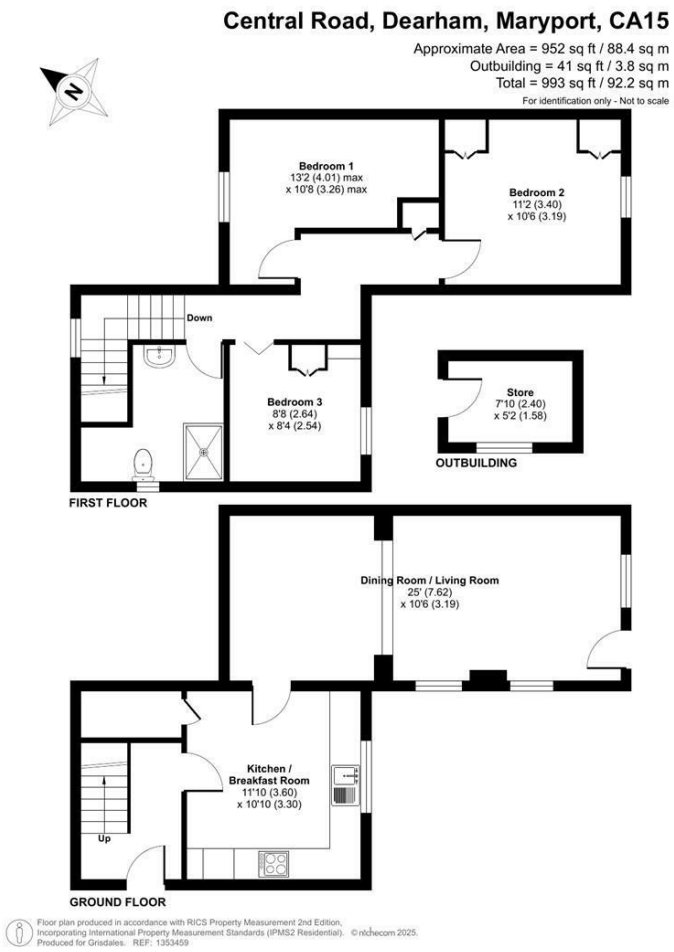
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.



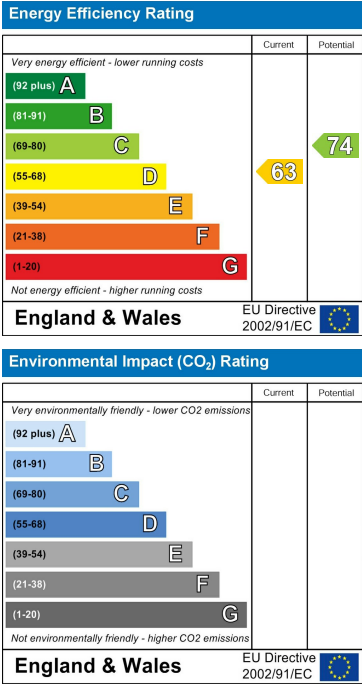
Floor Plan



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.