



1 Lancaster Place, Cockermouth, CA13 0AZ

£325,000

Located in a peaceful cul-de-sac, this delightful home is the perfect place to enjoy an easy life. Lovingly cared for by its current owner, this smashing two bedroomed detached bungalow has been beautifully maintained and offers well-planned, manageable spaces that are easy to look after and feel just right. Sunlight fills the rooms, while the surrounding gardens create a private, green retreat for relaxing with a book or enjoying a morning coffee or tea with friends. With the convenience of parking and a garage, plus the town close at hand, this sought-after location combines peace and practicality. A true gem for anyone looking for comfort, simplicity, and a home that feels just right.

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

THINGS YOU NEED TO KNOW

Double glazing
Central heating

ENTRANCE

Entry via an UPVC door with a frosted glazing panel on one side and that leads into:

INNER LOBBY

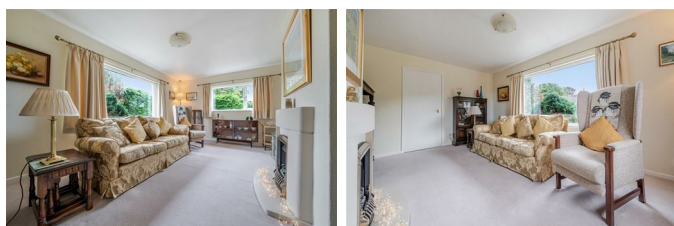
UPVC door leading into:

INNER HALLWAY

Telephone point. Access into the loft via a drop-down ladder. Useful storage/airing cupboard with heated pipe.

LOUNGE

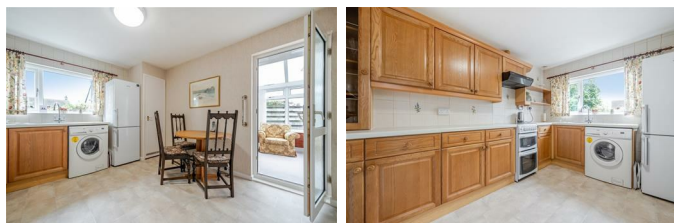
15'8" x 11'9" (4.80 x 3.60)



A lovely light and airy south facing room with windows to the front and side. Television point. Gas fire in a brass effect frame on cream hearth with matching mantelpiece over.

KITCHEN / DINER

12'4" x 10'11" (3.78 x 3.33)



Fitted with a range of base and wall units in natural wood effect with laminate worktops and ceramic tiled splash back. Includes a good range of cupboards and shelving and incorporates stainless steel sink with mixer tap, plumbing for washing machine, space for electric cooker with extractor fan over and space for fridge freezer. Pantry. Ample space for a dining table. Window to the side and UPVC door into the conservatory.

CONSERVATORY

15'9" x 9'4" (4.81 x 2.87)



Lower brick wall and windows to three sides with perspex roof. Door to the garden.

BEDROOM ONE

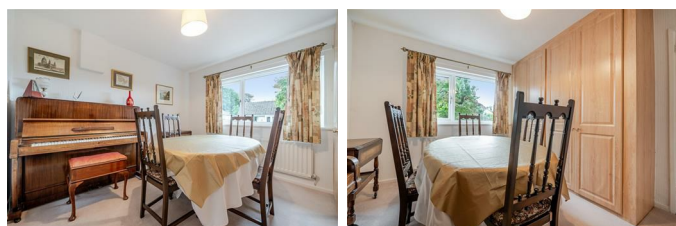
10'6" x 10'1" (3.21 x 3.08)



Double room located to the rear and fitted with an excellent range of built-in wardrobes and matching bedroom furniture.

BEDROOM TWO

10'8" x 10'6" (3.26 x 3.22)



Double in size. (Currently used as a dining room) with a good range of built-in cupboards with shelving and hanging space.

SHOWER ROOM

7'2" x 5'4" (2.20 x 1.65)



Fitted with a shower enclosure with a folding door, chrome frame and wall mounted mira sport shower and attachments. Wash basin and low level WC set into white fronted vanity area. Fully fitted throughout with white ceramic tiles. Grey ceramic tiled floor and frosted window into the conservatory.

GARAGE & PARKING

16'8" x 9'2" (5.10 x 2.80)



Brick paved drive for two cars which leads to a single garage with remotely operated up and over door. Wall mounted shelving and cupboards. Gas central heating boiler.

FRONT GARDEN

A brick paved path leads to the front door and there are easy to maintain gravelled areas with well-established shrub and floral borders.

REAR / SIDE GARDEN



A lovely private garden with paving / gravelled areas, circular patio, surrounded by well-established shrub and floral borders, and also a potting shed.

DIRECTIONS

W3W///agency.workshops.apply

From the town centre proceed up Station Street, passing the Cenotaph and through the traffic lights bearing left. Follow the road round, turn right into Brigham Road then into Holmewood Avenue, bearing left signed to Lancaster Place and the property is on the entry to the cul-de-sac on the left.

COUNCIL TAX

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

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 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.

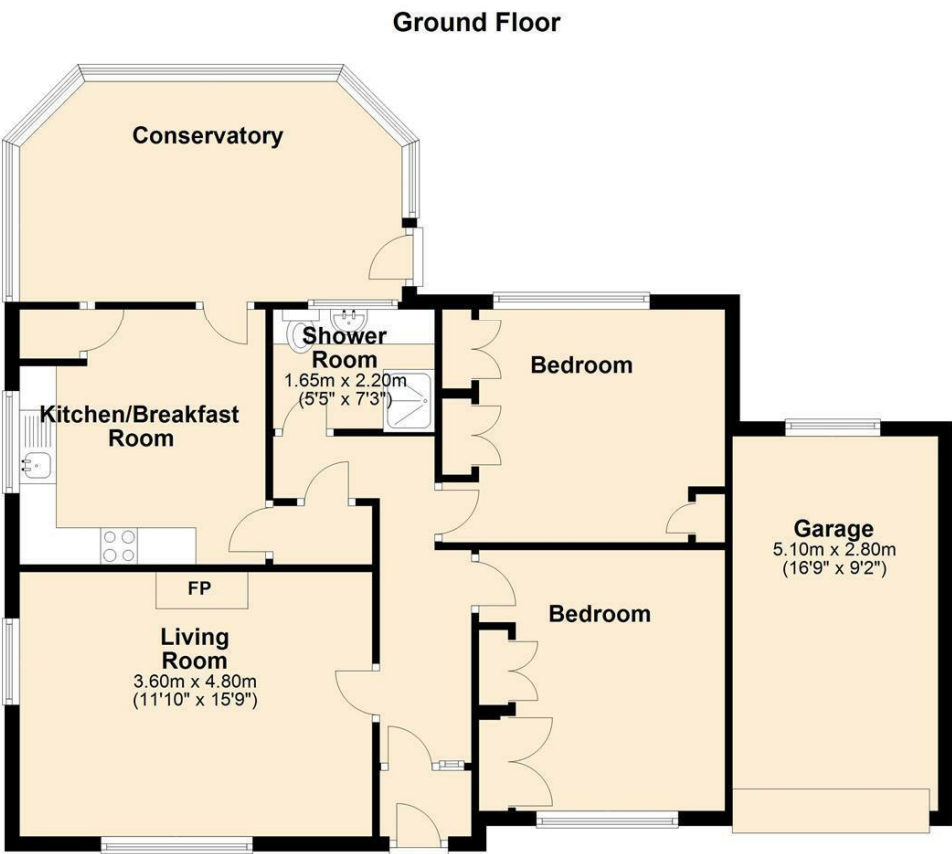
MORTGAGE ADVICE

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.

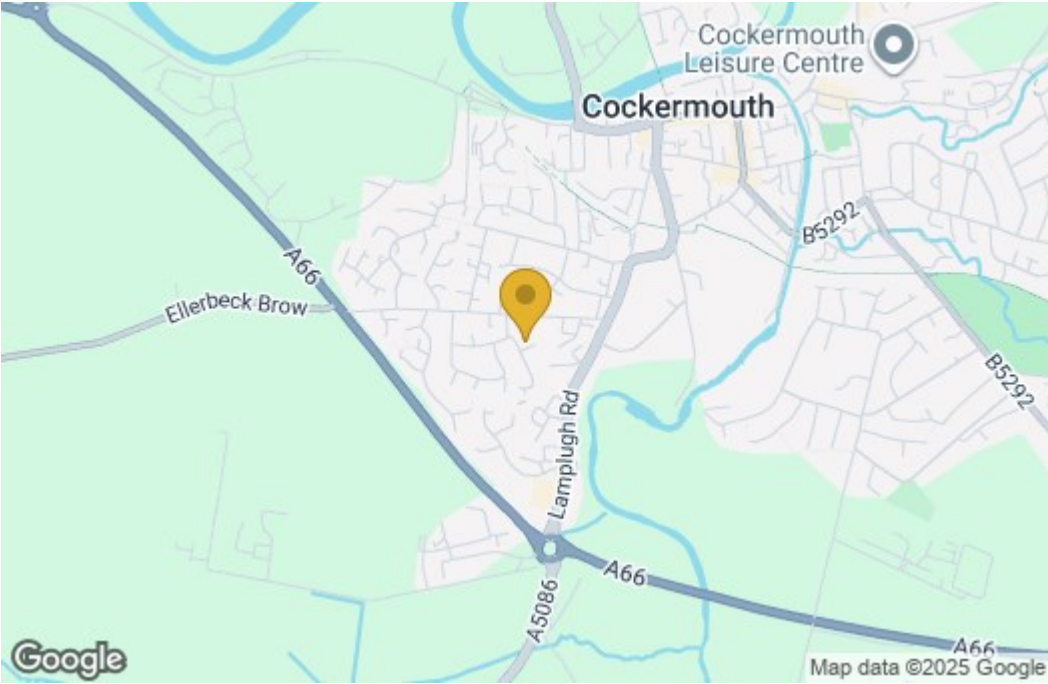
Floor Plan



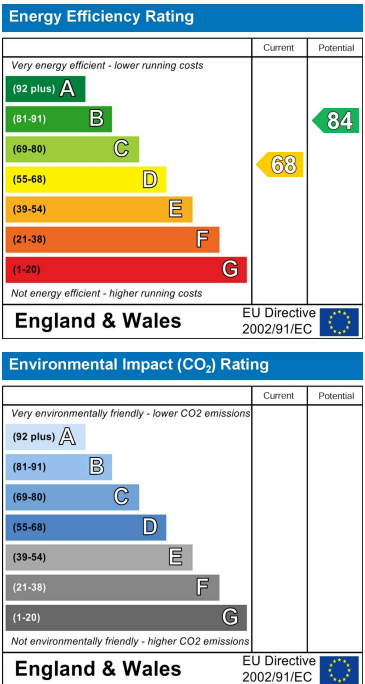
Measurements are approximate. Not to Scale. Illustrative purposes only.
Plan produced using PlanUp.

1 lancaster place, Cockermouth

Area Map



Energy Efficiency Graph



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