



17 Challoner Street, Cockermouth, CA13 9QS

£180,000

IF TOWN CENTRE LIVING IS ON YOUR WISHLIST, THIS THREE STOREY GEM IS JUST THE TICKET!

This much-loved three-bedroomed end-terrace has been cared for by the same owners for years, and it shows — it's well-decorated, well-maintained and ready for you to move straight into.

The best part? You can take your time updating and putting your own stamp on it as you go.

With generous floor space, bags of potential, and a spot right in the heart of bustling Cockermouth, you'll have schools, shops, parks, the river, and all the health and sports facilities you could need just a short stroll away. It's a brilliant mix of convenience, charm, and opportunity!

Big on space, big on charm, and big on personality — what's not to love?

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

THINGS YOU NEED TO KNOW

Double glazing.

Central heating.

Attractive joinery throughout the property, generally in oak, including skirting boards, door frames, doors, etc.

ENTRANCE

Entrance door which leads into:

INNER LOBBY

Inner lobby with coving. Meter box and part glazed door leading into:

INNER HALLWAY

Stairs to the first floor and door leading to:

DINING ROOM

14'5" x 10'4" (4.41 x 3.15)



Wall mounted electric fire. Window to the rear and part glazed door to the kitchen. Glazed double doors into the sitting room.

SITTING ROOM

11'7" x 10'6" (3.55 x 3.21)



Flame effect gas fire, cream marble hearth and matching cream marble surround and hearth. Television point and wall lighting. Aspect to Challoner Street.

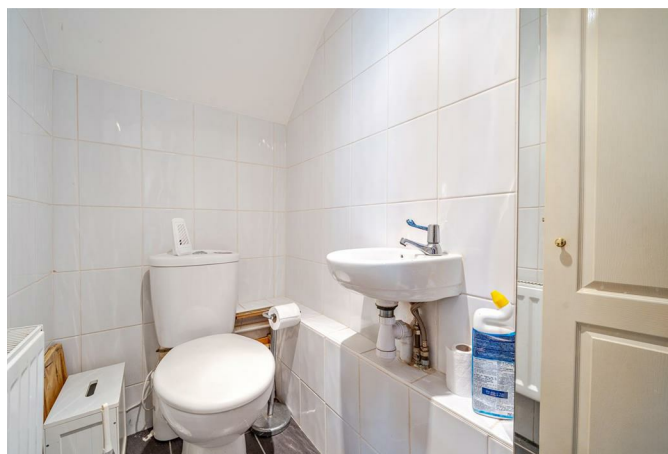
KITCHEN

15'1" x 7'4" (4.61 x 2.26)



Fitted with a range of base and wall units in white with laminate worktops. Extensive range of cupboards and drawers with 1 1/2 bowl stainless steel sink with mixer tap, plumbing for washing machine and space for an additional appliance. Integrated electric oven, with electric hob over, glass splash back and concealed extractor fan, integrated fridge freezer, grey tiled floor, spotlighting and door to the rear.

CLOAKROOM



Fitted with low level WC and wash basin. Fully tiled throughout, spotlight, tiled floor.

FIRST FLOOR STAIRCASE

First floor staircase leads to:

FIRST FLOOR LANDING

Attractive arched window with stone features at half landing level. At first floor level, a staircase continues to the 2nd floor.

BEDROOM ONE

14'1" x 12'1" (4.31 x 3.70)



Spacious double bedroom to the front with two windows overlooking Challoner Street. Coving and good range of built-in wardrobes

BEDROOM TWO

13'10" x 13'7" (4.23 x 4.16)



Spacious single room to the rear with good range of built-in wardrobes.

SECOND FLOOR LANDING

Attractive arched window with stone features at half landing level. Access into the loft. Small walk-in cupboard. Boiler.

BEDROOM THREE

15'1" x 7'8" (4.62 x 2.35)



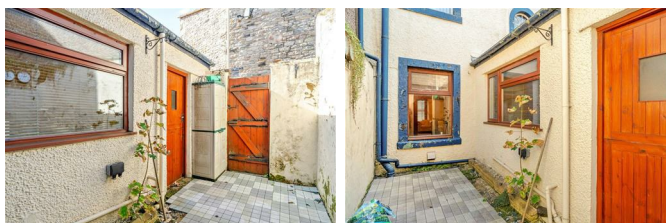
A spacious double room to the front with two windows overlooking Challoner Street. A good range of built-in wardrobes and matching bedroom furniture.

FAMILY BATHROOM



Well fitted with a four-piece suite comprising bath with chrome mixer tap and shower hose, wash basin with chrome mixer tap set into white fronted vanity unit with mirror behind. Low level WC and shower enclosure with curved screen. Fully tiled throughout with white ceramic tiles to the wall and floors, and window to the rear.

EXTERNAL



Stable door leads into a small courtyard area to the alley beyond.

DIRECTIONS

W3W///swift.discloses.caressing

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 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.

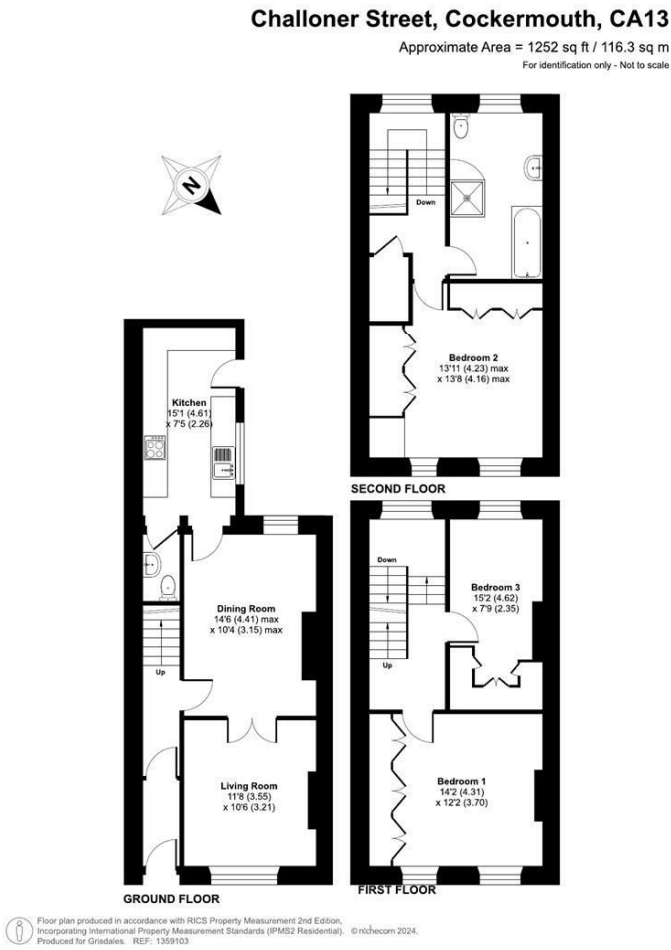
MORTGAGE ADVICE

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.

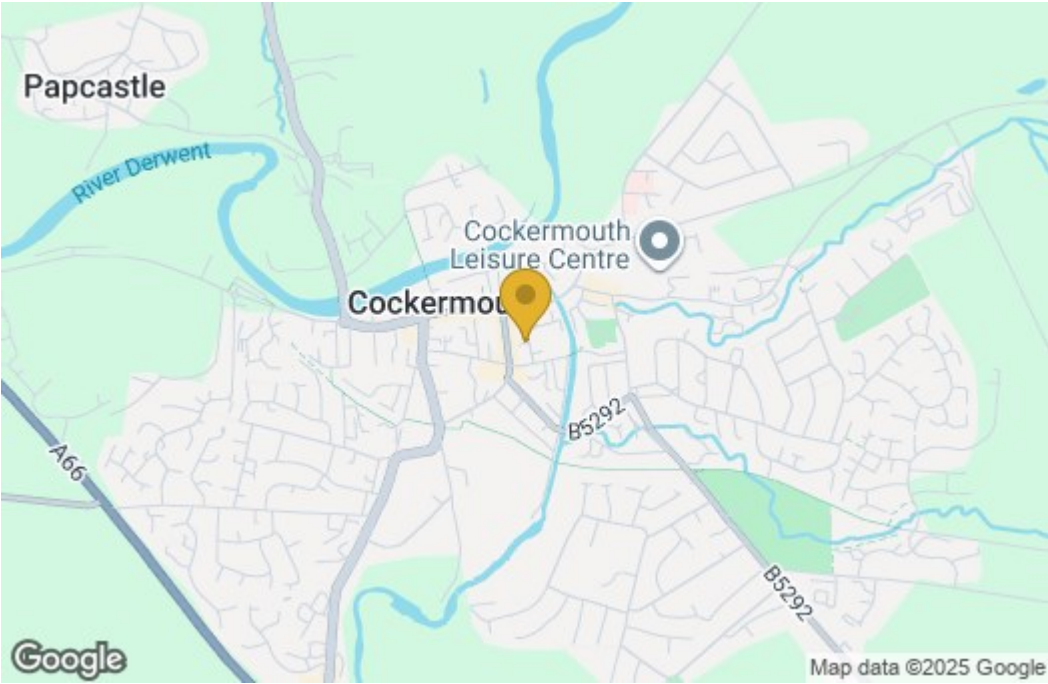
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

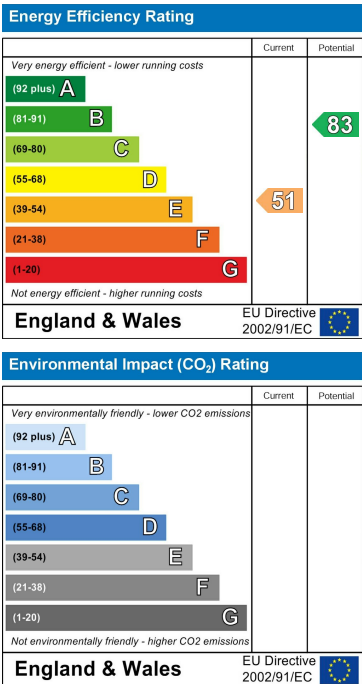
Floor Plan



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.