



12 Scafell Close, Cockermouth, CA13 9BP

£229,000

EASY FAMILY FRIENDLY LIVING with a touch of adventure - that's what this super home is all about!

Step outside and you're straight onto some of the most beautiful local walks — perfect for weekend strolls, dog walks, or simply enjoying the fresh air. Inside, there's loads of space to spread out, plus plenty of potential to upgrade and make it truly your own, room by room.

Families will love being so close to local primary and secondary schools, shops, takeaways, parks, and more. The private, leafy garden is full of charming nooks and crannies, ideal for relaxing or playtime, and parking is a breeze with a front driveway and single garage. A welcoming home with space, character, and the kind of potential that makes it truly exciting.

And if you're craving fell views, from the front bedroom windows there's Grassmoor in all its glory!

THINGS YOU NEED TO KNOW

Gas central heating

Double glazing

ENTRANCE

The property is accessed via a uPVC door with a frosted glazing panel. Leads into:

ENTRANCE HALLWAY

With wood effect laminate flooring, television point, stairs to the first floor and useful understairs cupboard.

CLOAKROOM

With low-level wc, wall mounted wash basin and frosted window to the front.

LOUNGE

17'8" x 11'1" (5.41 x 3.38)



With continuation of laminate floor, window to the rear and to the side, UPVC door to the side. Television point, gas fire in gold surround with cream hearth and dark stained mantelpiece over. Space for dining table.

KITCHEN

12'0" x 11'6" (3.68 x 3.51)



Fitted with a range of base and wall units with laminate worktop over and ceramic tile splash back. Includes stainless steel sink with mixer tap, plumbing for washing machines, space for gas /electric cooker, window to the front and space for a dining table.

STAIRS TO THE FIRST FLOOR

With access into the loft.

BEDROOM 1

18'0" x 8'9" (5.49 x 2.69)



A lovely light and airy room with windows to the front and rear. Wood effect laminate floor and access into the loft. Range of built-in cupboards.

BEDROOM 2

12'0" x 11'3" (3.66 x 3.43)



Double room to the front with a good range of built-in cupboards.

BEDROOM 3

11'10" x 11'5" (3.61 x 3.48)



Double room to the rear with two sets of built-in cupboards.

BEDROOM 4

8'2" x 7'10" (2.49 x 2.39)



Spacious single room with built-in cupboards and shelving.

BATHROOM



Fitted with a pastel-coloured suite comprising bath, with electric shower over, pedestal wash basin and low-level wc. Fitted around sanitary fittings with ceramic tiles. Frosted window to the front and cupboard housing cylinder tank.

DRIVE AND GARAGE

18'0" x 8'9" (5.49 x 2.69)



Off-road parking for one car leading to a single garage with up-and-over door, electricity and shelving.

OUTLOOK



From the front there is a lovely outlook over rooftops to Grassmoor in the distance. From the rear there is a pretty outlook over the garden to the playing fields and countryside in the distance.

FRONT GARDEN



A pretty garden with lawn and surrounded with well-established and mature shrub and floral borders.

REAR GARDEN



Paving to the rear and a path leading to the end of the garden with lawn area and pretty, well-established borders with mature trees and planting.

DIRECTIONS



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On entering the Gable Avenue estate from Slatefell take the second turning to the left, which is Scafell Close.

COUNCIL TAX

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

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 Grisdale's, 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. Grisdale's 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

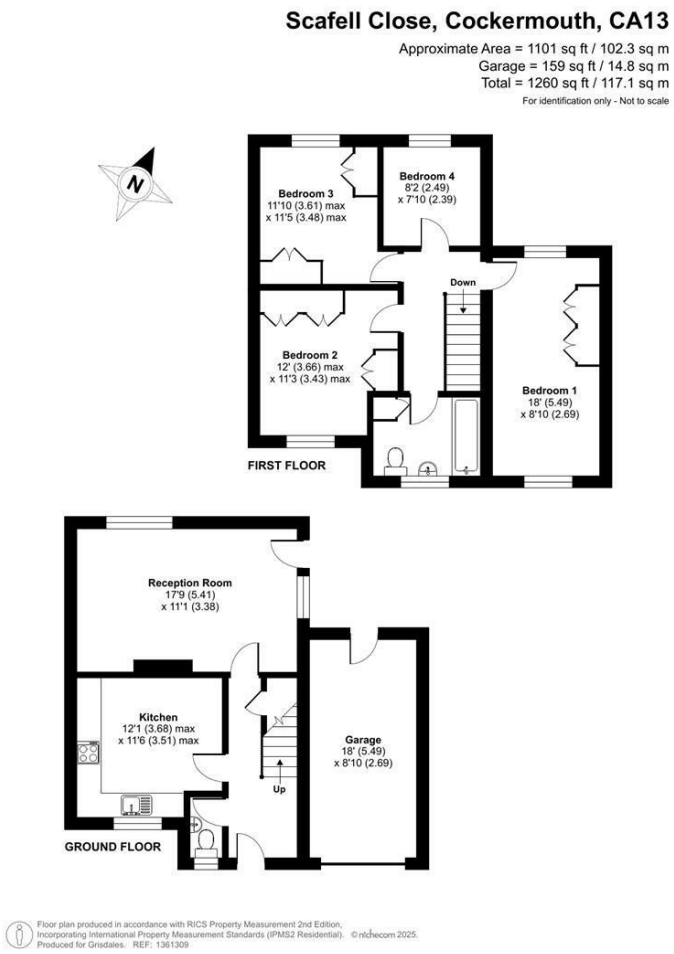
Grisdale's works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's

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.

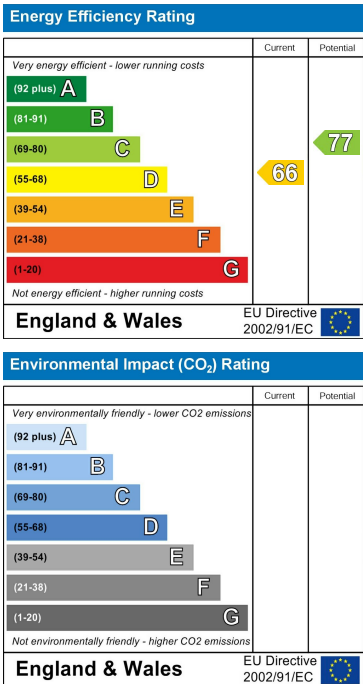
Floor Plan



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.