



GRISDALES

PROPERTY SERVICES



5 Greyrigg Avenue, Cockermouth, CA13 9EJ

£279,950

PERCHED ON AN ELEVATED SPOT with eye-catching views stretching across rooftops to Harris Park, this three-bedroom detached home delivers lifestyle as well as location. Stroll through the park or follow the old railway line and you're in town before you know it.

Inside, it's move-in ready and beautifully cared for, with the kitchen, bathroom, flooring and carpets all updated around ten years ago and still looking the part. The layout works a treat too: a bright dual-aspect lounge/diner, a practical kitchen and handy cloaks/utility space, and upstairs three comfy bedrooms plus a bathroom. With gardens front and back, plus driveway parking and a single garage, this is a home with instant appeal and future potential — a smart move whether you're stepping up or scaling down.

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

Helping you find your perfect new home...

www.grisdales.co.uk

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T: 01900 829 977 | E: cockermouth@grisdales.co.uk

THINGS YOU NEED TO KNOW

Double glazing
Central heating
White painted doors throughout with chrome ironmongery

ENTRANCE

The property is accessed via a UPVC door with frosted glazing panel to the centre and side and that leads into:

HALLWAY

Wood effect flooring, stairs to the first floor, coving and door leading into:

LOUNGE/DINING ROOM



A lovely light and airy room with windows to the front and rear, continuation of wood effect flooring, television point, coving, wall lighting and gas fire in cream marble surround with matching hearth.

KITCHEN



Fitted with a range of base and wall units in cream with chrome handles and wood effect laminate worktop over and cream splashback. Includes 1 1/2 bowl stainless steel sink with mixer tap, integrated electric oven with four ring gas hob over, glass splash back and stainless steel extractor fan and space for fridge freezer. Useful under stairs cupboard, wood effect flooring and large window to the rear.

REAR LOBBY

Step down into the rear lobby with UPVC door to the rear, pedestrian door to the garage and access into the cloakroom/utility.

CLOAKROOM/UTILITY ROOM



Pedestal wash basin and chrome mixer tap, low level WC and plumbing for washing machine. Fitted throughout with waterproof panelling, vinyl floor covering, frosted window to the rear.

FIRST FLOOR LANDING

Windows to the side, coving, access into the loft.

BEDROOM ONE



A Double room to the front with a pleasing aspect over rooftops to the Harris Park in the distance. Cupboard housing gas central heating, boiler and slatted shelf.

BEDROOM TWO



A spacious double bedroom to the rear with an aspect over the garden.

BEDROOM THREE



Single room to the front with a pleasing aspect.

BATHROOM



Fitted with three-piece suite comprising bath and shower over including hand-held hose and rainfall shower, low level WC and pedestal wash basin with mixer tap. Wall-mounted medicine cupboard, waterproof panelling throughout, wood effect ceiling with spotlights, frosted window to the rear and black wood effect flooring.

PARKING AND SINGLE GARAGE

A drive for one car leads to a single garage with up and over door.

FRONT GARDEN



Generally laid to lawn with well-established shrub and floral borders.

REAR GARDEN



Step up to a lawned area with small retaining wall and shrub and floral borders.

DIRECTIONS

W3W:///fountain.hamsters.delusions

From the centre of town proceed up Station Street and turn left into Lorton Street. Follow the road right round for approximately $\frac{3}{4}$ mile and turn right into Vicarage Lane. Go to the top of the hill, bear left and take the next right turn down the hill and Greyrigg Avenue can be found on the left hand side.

VIEW



From the front there is a pleasant outlook over rooftops to Harris Park in the distance and glimpses of the fells to the far left side.

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

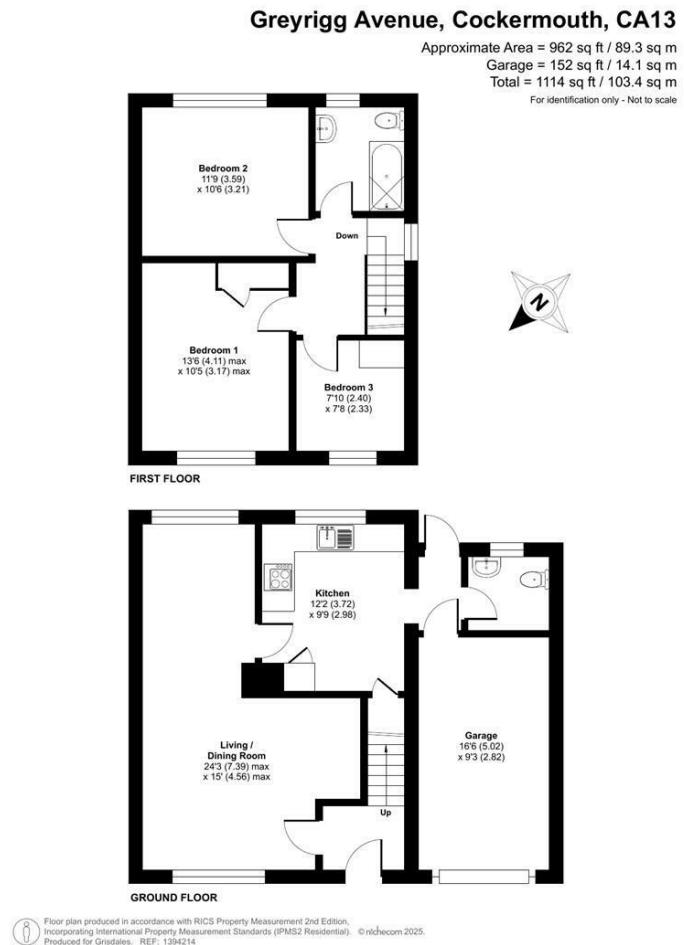
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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

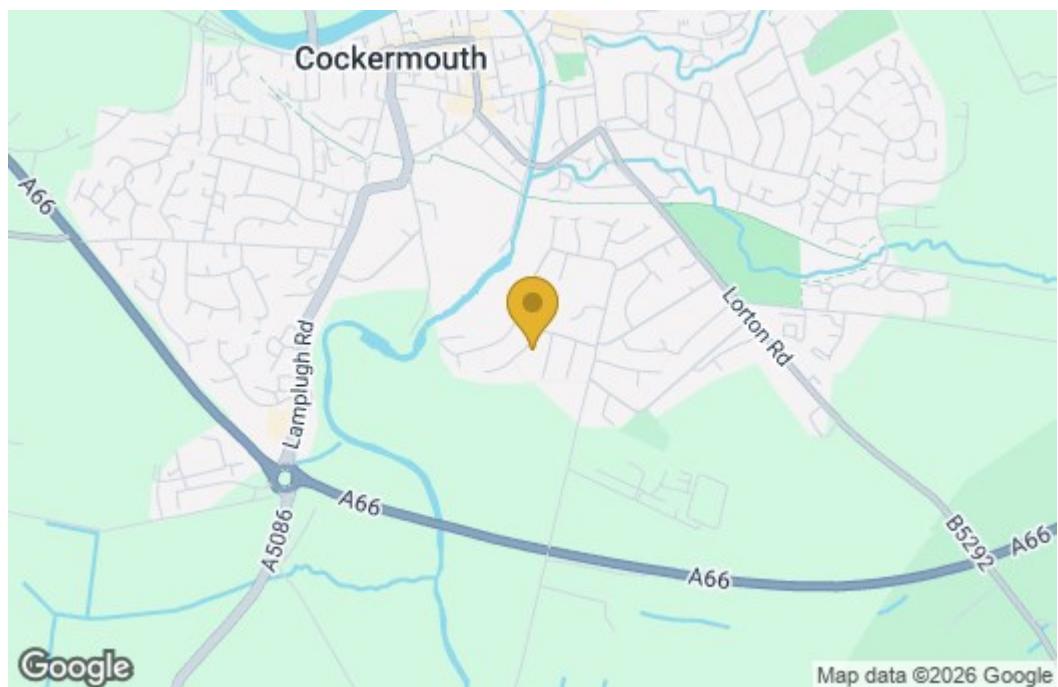
office.

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.

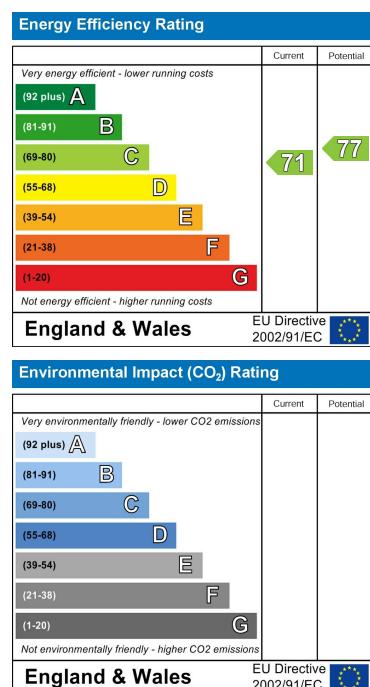
Floor Plan



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.