



# GRISDALES

PROPERTY SERVICES



**15b St Helens Street, Cockermouth, CA13 9HX**

**£135,000**

Probably dating from the Georgian era, this utterly delightful two-bedroom cottage enjoys a picturesque setting beside the beck, tucked away just off St Helen's Street in a peaceful lane. Despite its tranquil position, it offers quick and easy access to the vibrant Market Place, where you'll find a wonderful bakery for your morning coffee and fresh bread, along with an excellent selection of bars and independent shops. The property itself oozes character and charm, with period features and a warm, inviting feel throughout. Arranged over three floors, it provides generous space and exciting scope to refurbish and refit. While already full of personality, it offers even greater potential — simply waiting for someone with vision and imagination to complete the transformation and truly make it shine.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## WHAT YOU NEED TO KNOW

Gas heating

Single sash windows

PLEASE NOTE: the photos used in the sale brochure are approximately 5 years old and some fixtures, fittings, decor etc may have changed. We strongly recommend that you view the property to get a full understanding of its condition.

## ENTRANCE HALL

With timber door leading into:

## SNUG

13'4" x 10'10" (4.06 x 3.30)



Front aspect timber window with secondary double glazing with hand made shutters. Chimney breast with solid timber lintel currently with housing for electric fire. Understairs cupboard housing central heating boiler. Quarry tiled floor. Stable door leads to:

## KITCHEN

8'8" x 6'11" (2.64 x 2.11)



Rear aspect uPVC window with secondary double glazing. Custom made cream cabinets with integrated fridge, Belfast sink with mixer tap over, housing for electric cooker, white tiled splashback. Quarry tiled floor. Timber door giving access to yard.

## FIRST FLOOR OPEN PLAN STAIRWAY

Staircase to first floor landing with access to the second floor, sitting room and bathroom.

## SITTING ROOM

12'11" x 11'0" (3.94 x 3.35)



Front aspect timber window. Please note that the gas fire is not working.

## BATHROOM

9'0" x 6'10" (2.74 x 2.08)



Rear aspect uPVC window. Three piece suite comprising bath with electric shower over, pedestal wash hand basin and low level wc. Fitted cupboards and airing cupboard housing washing machine.

## SECOND FLOOR STAIRS AND LANDING

Stairs from the first floor landing.

## BEDROOM ONE

11'0" x 10'2" (3.35 x 3.10)



Front aspect timber window. Access to loft. Two storage cupboards with hanging rails and shelving.

## BEDROOM TWO

8'11" x 6'11" (2.72 x 2.11)



Rear aspect timber window with handmade shutters. View to beck.

## EXTERNAL - FRONT

Private lane leads to the property with outside lighting.

## EXTERNAL - REAR



Patio garden with access to community green overlooking the beck. Large stone store.

There is access to the beck and this area of land can be used by residents who live in the immediate area.

## DIRECTIONS

The property is best approached by proceeding up St Helen's Street where you will find wrought iron railings on the right hand side leading to the lane which gives access to the property.

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## COUNCIL TAX

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

## 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 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.

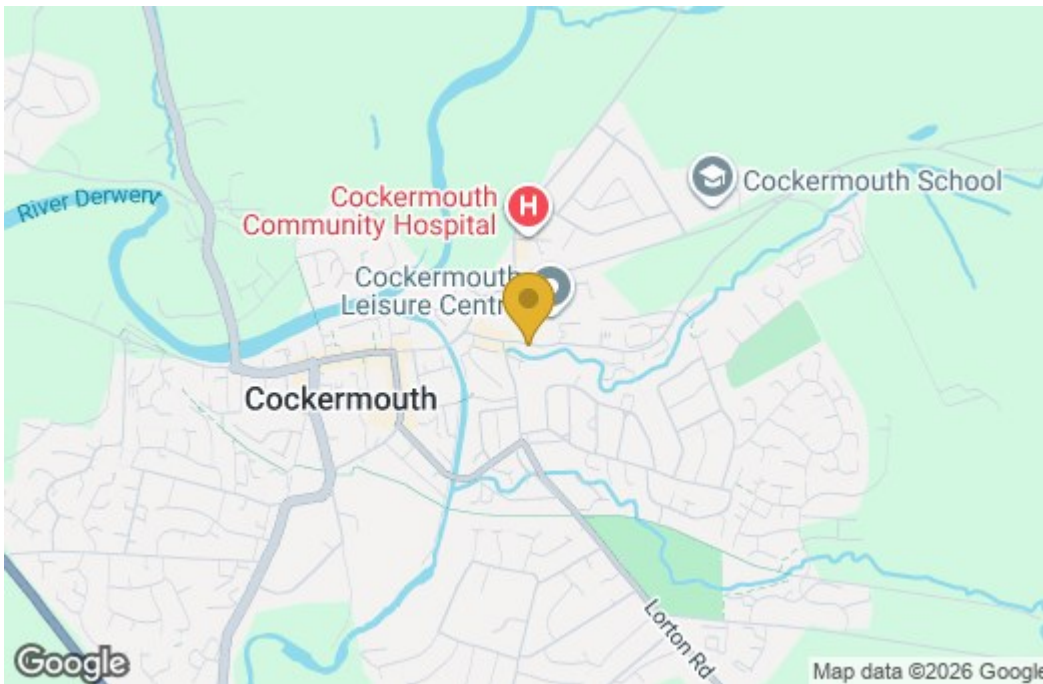
Floor Plan

15B St Helen's Street

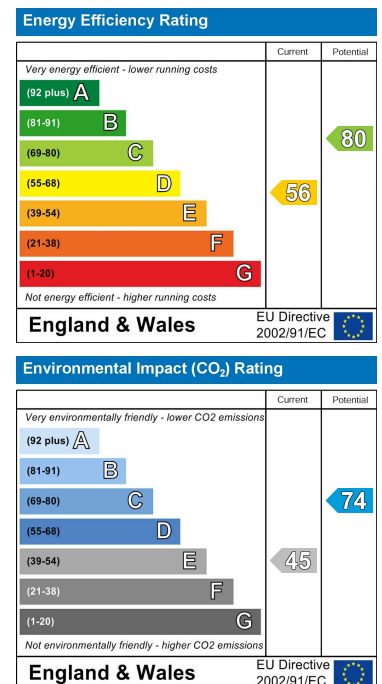


All measurements are approximate and for display purposes only

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.