



18 Grisedale Place, Cockermouth, CA13 9JE

Guide Price **£170,000**

PFK

18 Grisedale Place

The Property:

Step inside this beautifully presented three bedroom end of terrace home, perfect for first time buyers or a small family seeking a move-in ready property with no onward chain. The heart of the home is a modern dining kitchen, thoughtfully designed with sleek cabinetry, integrated appliances, and plenty of space for family meals or entertaining friends. The inviting lounge offers a cosy spot to unwind after a busy day, with neutral décor that makes it easy to add your own personal touch. Upstairs, you'll find three well proportioned bedrooms, ideal for restful nights or flexible use as a home office or nursery, along with a contemporary three piece bathroom. To the front and rear of the property are low maintenance courtyard gardens.

This is a fantastic opportunity to secure a modern, low maintenance home in a popular location, and with no onward chain, you could be moving in sooner than you think. Early viewing is highly recommended, as homes of this quality and value rarely stay available for long.





18 Grisedale Place

Location & Directions:

Located on the Highfield Estate with a mixture of similar properties, bungalows and flats. There is a large open green area close by and it is only a short walk to All Saints Primary/Junior School, with short cuts down into the town.

Directions

The property can be found under postcode CA13 9JE

- **Three bed end terrace**
- **Modern dining kitchen & bathroom**
- **Low maintenance outside spaces**
- **Ideal FTB or small family home**
- **No onward chain**
- **EPC rating C**
- **Council Tax: Band A**
- **Tenure: Freehold**



ACCOMMODATION

Entrance Hall

18' 5" x 2' 10" (5.62m x 0.86m)

Accessed via UPVC door with double glazed inserts, built in storage cupboard and understairs storage area.

Downstairs WC

4' 0" x 2' 2" (1.22m x 0.67m)

Downstairs cloakroom with WC and wash hand basin.

Lounge

13' 8" x 11' 3" (4.17m x 3.43m)

Front aspect room with points for TV, telephone and broadband, gas fire in granite hearth and surround.

Kitchen

8' 3" x 17' 5" (2.51m x 5.30m)

Rear aspect spacious dining kitchen with UPVC door giving access to garden. Fitted with a range of base and wall units in a light wood finish and complementary granite effect countertops and upstands. Four burner countertop mounted gas hob with extractor fan over, separate electric oven and grill, 1.5 bowl composite sink with drainage board and mixer tap, plumbing for undercounter washing machine and dryer, integral dishwasher, fridge and freezer. Tiled flooring, space for a 4 person dining table, point for wall mounted TV.

FIRST FLOOR LANDING

11' 8" x 5' 11" (3.55m x 1.81m)

Two built in storage cupboards, loft access via hatch.

Bedroom 1

14' 3" x 8' 6" (4.35m x 2.60m)

Rear aspect double bedroom, point for wall mounted TV.

Bedroom 2

13' 8" x 11' 3" (4.17m x 3.43m)

Front aspect double bedroom.





Bedroom 3

9' 5" x 7' 8" (2.87m x 2.33m)

Front aspect single bedroom.

Bathroom

5' 4" x 8' 5" (1.63m x 2.56m)

Rear aspect room comprising three piece suite with mains powered shower over bath, WC and wash hand basin, herringbone flooring and heated towel rail.

EXTERNALLY

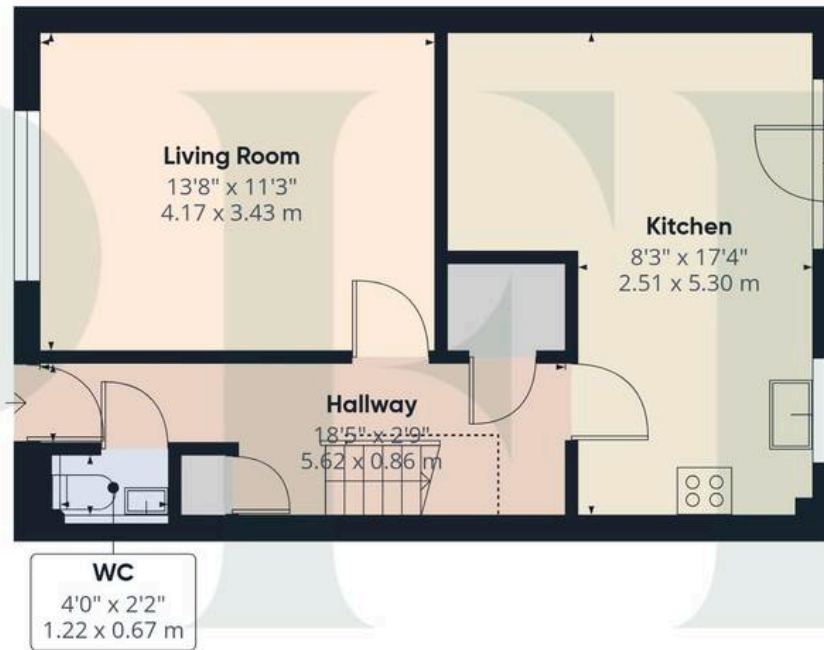
Yard

To the front of the property is a low maintenance courtyard garden with storage shed.

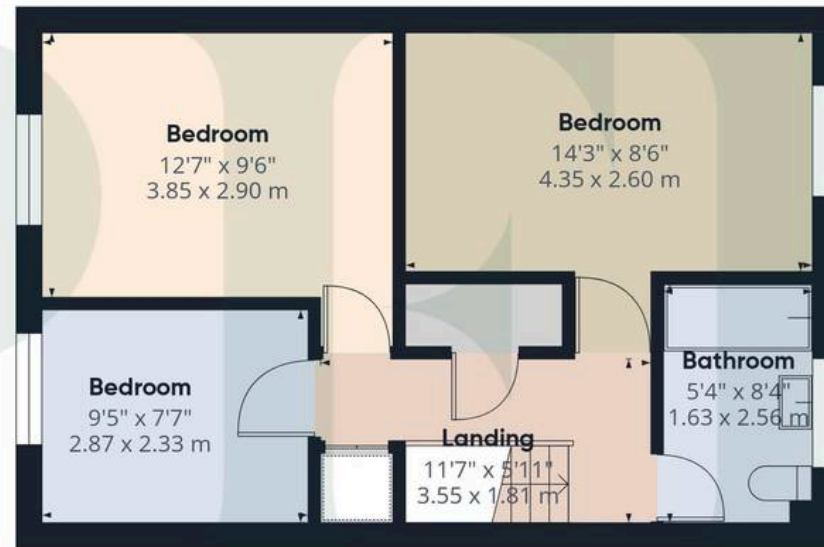
Yard

To the rear of the property is a low maintenance courtyard garden.





Floor 0



Floor 1



Approximate total area⁽¹⁾

879 ft²

81.7 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

ADDITIONAL INFORMATION

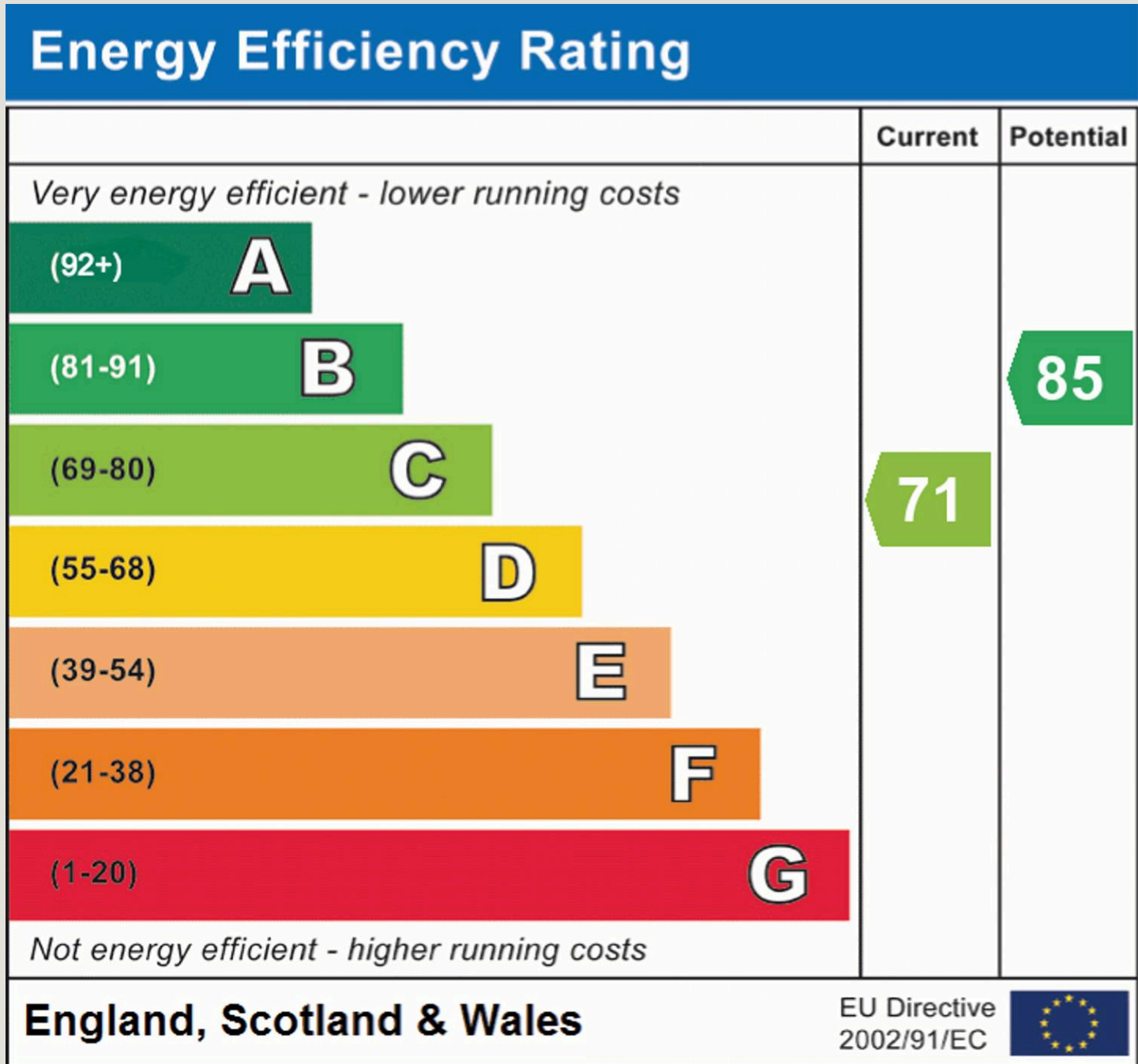
Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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