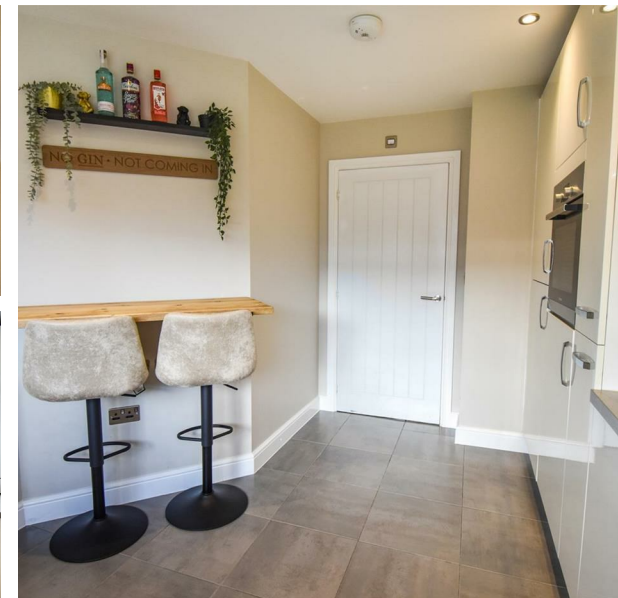


Williams Grove, Cockermouth, CA13 0ZJ

Asking Price £75,000

Council Tax Band: C



Fed up of renting and can't afford the high quality home you need? This is a great opportunity to get on the property ladder through shared ownership. The advertised price of £75,000 gets you a 25% share in this lovely property, but you can chose to purchase any percentage from 25% right up to 100%, offering flexible ownership to suit your budget.

Welcome to 23 Williams Grove, a three bedroom, two bathroom property, located on the popular Laureates estate in Cockermouth.

The attractive lounge is a great place to relax and has a media wall and patio doors that give direct access to the rear garden. The stunning kitchen diner has plenty of storage and worktop space. It also has a full range of integrated appliances, including an electric oven, gas hob, fridge freezer, dishwasher and washing machine.

The integrated garage has been reconfigured into two separate rooms. An external store, accessed through the garage door, and an internal room, which could be used as an office, playroom, etc. This flexible space is perfect for the current owners, but can be easily reversed if you would prefer a fullsized garage.

Upstairs, the master bedroom has a large ensuite, complete with double shower cubicle. The two areas are joined by a pair of intergated wardrobes that maintain the clean lines of this well designed space. A second double bedroom and a spacious single room are perfect for other family members. A family bathroom, complete with a modern shower-over-bath suite, completes the internal accommodation.

Outside, the enclosed rear garden has a large patio area and a lwan, and is a great place for relaxing, and a safe place for younger children to play.

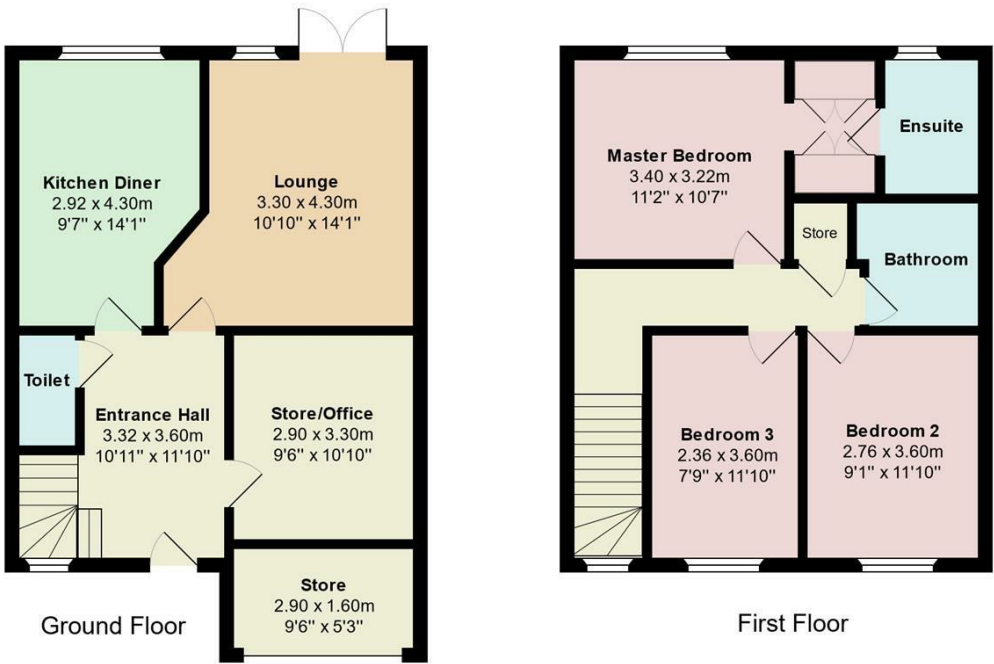
In summary, a great family three bedroom, two bathroom home with built-in quality, in a lovely residential area. Early viewing is highly recommended.



Open House West Cumbria

Floor Plans: 23 Williams Grove, Cockermouth

Not to Scale: Dimensions and layout for guidance only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	