



14 Challoner Street, Cockermouth

£179,995 Leasehold

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Calling all investors, couples, singles and families — your opportunity awaits. A perfect forever home or investment, this beautifully presented three-bedroom double-fronted terraced property enjoys a prime position just off the town centre, moments from Sainsbury's and a selection of independent shops, cafés and eateries. Offering generous and versatile living space, the property features two reception rooms and a stylish, practical kitchen to the ground floor. Upstairs across two levels are three bedrooms (including an en-suite), a modern shower room, and a useful attic room — ideal as a study, storage space or hobby room. To the rear is a low-maintenance yard, while the kitchen outlook is particularly charming, overlooking a beautifully maintained neighbouring garden — meaning you enjoy the view without the upkeep. A home full of character, charm and style — we highly recommend early viewing.
Council Tax band: TBD

Tenure: Leasehold



You can include any text here. The text can be modified upon generating your brochure.

THINGS YOU NEED TO KNOW

Gas central heating; Double glazing; Pewter coloured sockets and light fittings.

ENTRANCE

The property is accessed via a hardwood door which leads to:

ENTRANCE LOBBY

With wall mounted coat hooks and meter cupboard. Opening into:

LOUNGE

Dimensions: 4.08 x 3.98 (13'4" x 13'0"). Fitted with wood effect laminate floor covering, window to the front with slate window sill, wall lighting and spotlights, timber beam and electric fire on cream hearth with matching surround and grey mantelpiece over and television and telephone points. Opening into:

SECOND RECEPTION ROOM

Dimensions: 4.03 x 2.86 (13'2" x 9'4"). With two windows to the front, wood effect laminate floor, wall lights and spotlights, meter cupboard.

KITCHEN

Fitted with a range of base and wall units in navy blue with wood worktop over and white ceramic tile splash-back. The kitchen includes Rangemaster double multi-fuel stove, integrated fridge/freezer, integrated dishwasher, 1.5 bowl grey composite sink unit with chrome mixer tap. Two windows overlooking the rear, each with slate window sill; wooden door to the rear, wood effect vinyl floor covering and two spotlights.

INNER LOBBY

With painted wooden stairs to first floor level and part glazed door leading into:

UTILITY AREA

Dimensions: 2.94 x 1.81 (9'7" x 5'11"). Fitted with a range of base units in wood effect with black laminate worktop over and stainless steel sink with mixer tap, plumbing for washing machine, wall mounted gas boiler, window to the rear and understairs alcove, space for additional appliance and wall mounted coat hooks.

STAIRCASE AND LANDING

Painted staircase and double window with slate window sill. Step up into a further inner lobby with stairs to the second floor.

BATHROOM

Dimensions: 1.69 x 1.34 (5'6" x 4'4"). With pedestal sink, low level WC with concealed cistern and shower base with rectangular stone shower tray with sliding doors

STAIRCASE

ATTIC ROOM

Dimensions: 3.31 x 2.86 (10'10" x 9'4"). Laminate floor and window to the rear. A useful study/storage room.

EXTERNALLY

Small enclosed yard.

DIRECTIONS

From Main Street, proceed up Challoner Street and the property can be found. on the left hand side.

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. *Please note these details have yet to be approved by the vendors.

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







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