



# GRISDALES

PROPERTY SERVICES



## 12 Melbreak Avenue, Cockermouth, CA13 9AN

**£220,000**

Wow – look what we have here... and trust us, you're going to want it!

Welcome to your brand-new pad: completely renovated, refreshed from top to bottom, and bursting with modern style. Every detail has been taken care of, from brand-new heating, plumbing and electrics to stylish fittings, fresh décor and sleek flooring throughout. The space feels bright, contemporary and effortlessly inviting, with sunlight pouring through and bringing every room to life. There's even the added luxury of an en-suite shower room.

Whether you're stepping onto the property ladder, moving up, or looking to downsize without compromise, this immaculate home ticks every box. It's modern, it's spotless, it's full of fantastic space — and honestly, we just love it.

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

Helping you find your perfect new home...

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

18 South Street, Cockermouth, Cumbria, CA13 9RT | T: 01900 829 977 | E: [cockermouth@grisdales.co.uk](mailto:cockermouth@grisdales.co.uk)

## THINGS YOU NEED TO KNOW

Gas central heating  
Double glazing

## ENTRANCE

Accessed via a brand new composite door into entrance hallway with stairs to the first floor and doors to lounge and kitchen.

## LOUNGE

16'9" x 10'9" (5.11 x 3.30)



A lovely light and airy room with large window to the front and French doors to the rear. Fitted with media wall incorporating recess for television, shelving and modern electric fire.

## KITCHEN/DINING ROOM

16'11" x 8'2" (5.16 x 2.51)



Newly fitted with a stylish range of base and wall units in soft grey with oak effect laminate worktop over and upstand and incorporating black sink unit with mixer tap, double oven and extractor fan over. Plumbing for washing machine and space for fridge/freezer.

Door to the rear garden, ample space for a table, finished with modern panelling and door to cloakroom. Windows to the rear and side and fitted with a herringbone style vinyl flooring.

## CLOAKROOM

Fitted with a modern suite comprising w.c. and wash basin.

## STAIRS TO FIRST FLOOR

Window to the rear. Access into the loft.

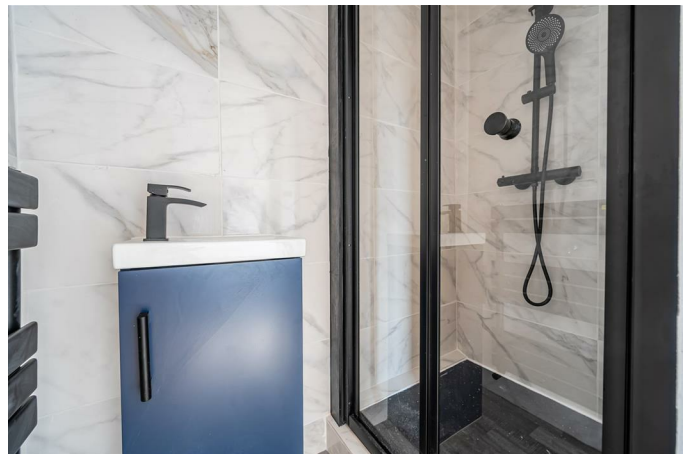
## BEDROOM 1

11'8" (max) x 10'9" (max) (3.56 (max) x 3.30 (max))



Double room to the front with door into en-suite.

## EN-SUITE



Well fitted with shower in enclosure and wash basin.

## BEDROOM 2

13'1" (max) x 8'2" (max) (4.01 (max) x 2.51 (max))



Double room to the front.

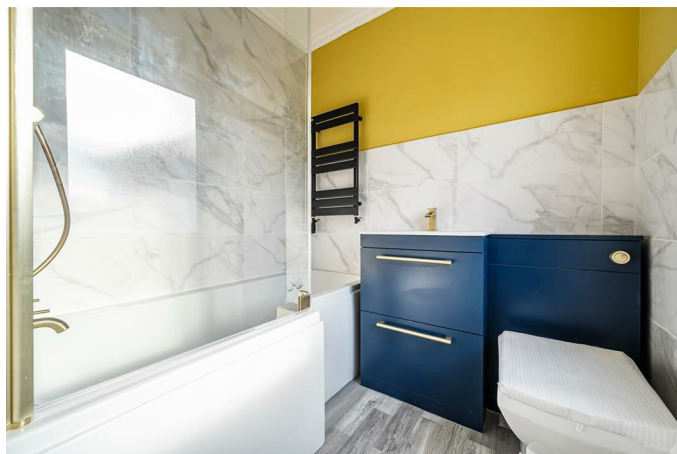
### BEDROOM 3

8'2" x 6'11" (2.49 x 2.13)



Single room to the rear.

### BATHROOM



Fitted with bath and shower over, wash basin and w.c.

### FRONT GARDEN



Yet to be completed.

### REAR GARDEN



Paved and yet to be completed.

### DIRECTIONS



Proceed up Station Street in Cockermouth to the traffic lights and turn left into Lorton Street, proceed along Lorton Street until reading Kirkgate and take a left hand turn into Windmill Lane. Proceed along Windmill Lane until reaching Melbreak Avenue which is found on your left hand side. Proceed down Melbreak Avenue to No.12 which is on your left hand side displaying a Grisdales For Sale board.

### 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

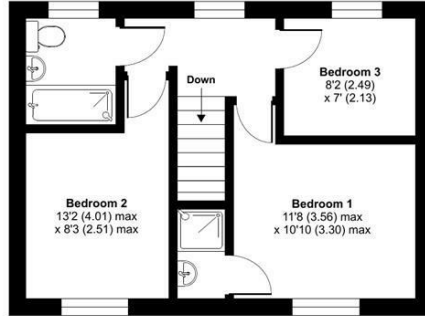
Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

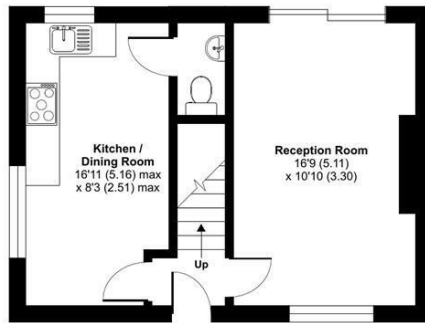
### Melbreak Avenue, Cockermouth, CA13

Approximate Area = 778 sq ft / 72.2 sq m

For identification only - Not to scale



FIRST FLOOR



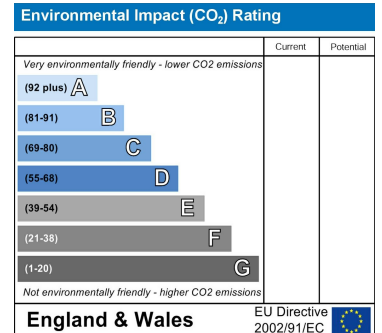
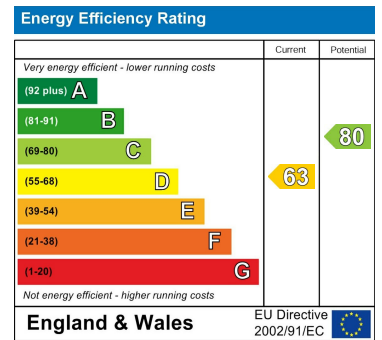
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rictocom 2025. Produced for Grisdale's. REF: 1424868

## 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.