



Galen Lorton Road, Cockermouth, CA13 9DF

£480,000

WOW! This fabulous individually built three-bedroom detached bungalow enjoys a prime position just a 10-minute walk from the town centre and is guaranteed to turn heads. Refurbished in recent years and maintained to a high standard, it offers the perfect blend of style, comfort and versatility — ideal whether you're looking to downsize without compromise or simply enjoy spacious single-level living.

Set slightly elevated, the property benefits from a lovely outlook to the rear, while the attractive garden provides a peaceful retreat. Inside, the home is bright, modern and stylish, with an abundance of natural light and beautifully proportioned rooms throughout. Best of all, it's immaculately presented yet still offers the exciting opportunity to add your own personality and finishing touches.

The three generous double bedrooms provide fantastic accommodation, with two featuring excellent built-in storage, while the spacious lounge opens directly onto the rear garden, creating a wonderful connection between indoor and outdoor living. A superb kitchen/diner completes the home perfectly. Ideally located for the town centre, excellent schools, leisure facilities, and the stunning Lorton Valley, this is a rare opportunity not to be missed — and with vacant possession available, you could be moving sooner than you think!

WHAT YOU NEED TO KNOW

Double glazing and gas central heating.

ENTRANCE

Entrance door leading into:

INNER HALL

With telephone point, two cupboards, one housing the boiler, and a further walk in cupboard.

LOUNGE

27'9" x 15'4" (8.46 x 4.69)



Fabulous light and airy room with sliding patio doors to the rear garden and tv point.

KITCHEN/DINER

19'10" x 16'9" (6.06 x 5.13)



A spacious room incorporating dining and kitchen space with an aspect to the rear and front. The kitchen is fitted with a range of base and wall units in a grey and cream finish with light wood effect work surface over with matching upstands. The kitchen including double electric oven with four ring gas hob over with glass splashback with extractor fan, dishwasher, 1.5 bowl stainless steel sink unit and space for two appliances. Breakfast bar peninsular.

UTILITY ROOM

8'0" x 5'9" (2.46 x 1.77)



With door to the rear and pedestrian door into the garage. Plumbing for washing machine and stainless steel sink.

SHOWER ROOM

With shower, wash hand basin and WC.

BEDROOM ONE

15'1" x 11'10" (4.60 x 3.63)



Double room to the rear including a range of built in cupboards with hanging space and shelving.

BEDROOM TWO

15'10" x 9'10" (4.84 x 3.01)



Double room to the front with tv point and two useful built in cupboards.

BEDROOM THREE

10'6" x 9'10" (3.22 x 3.00)



Double room to the front.

BATHROOM



With bath, separate double shower within cubicle, wash basin and wc. Spotlighting.

DRIVE AND GARAGE

18'4" x 11'11" (5.59 x 3.64)



A drive for 2-3 cars leads to a single garage.

FRONT GARDEN

Easy to maintain raised garden area.

REAR GARDEN



Generally laid to lawn with well established and mature borders with good planting.

OUTLOOK



There is a pleasing open aspect from the rear.

DIRECTIONS



From the centre of Cockermouth proceed up Station Street, turn left into Lorton Street, go over the bridge and follow the road round to the right. Continue along Lorton Road and Galen can be found on the left hand side immediately before the turning into Little Mill Close.

COUNCIL TAX

We have been advised by Cumberland Council (0303 1231702) that this property is placed in Tax Band E

VIEWINGS

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.

