



GRISDALES

PROPERTY SERVICES



8 Fitz Road, Cockermouth, CA13 0AD

£300,000

BURSTING WITH TRADITIONAL FEATURES, THIS FIVE STAR HOME TRULY HAS IT ALL!

From the charming multi-fuel stove and large square bay windows to the natural wood floors, coloured glazing, and classic entrance, its character is evident throughout. Lovingly maintained, the property is now ready for a new owner who will appreciate both its charm and its convenience to the town, with easy access to schools, shops etc. Inside, two well-balanced sitting rooms offer generous living space, complemented by a practical kitchen and a bright sunroom. Upstairs, there are three good-sized bedrooms and a well-appointed bathroom. Outside, the home benefits from front and rear gardens, off-road parking, and a single garage—making it a property well worth viewing.

*** NO CHAIN *** NO CHAIN *** NO CHAIN ***

Helping you find your perfect new home...

www.grisdales.co.uk

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

THINGS YOU NEED TO KNOW

Double glazing
Central heating

ENTRANCE

With attractive front entrance area and door leading into the inner hallway.

INNER HALL

With natural stained wooden floor, stairs to the first floor and useful understairs cupboard.

LOUNGE

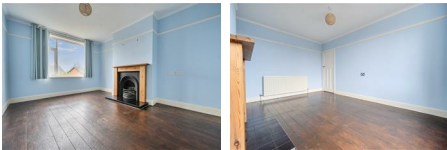
12'1" x 13'04" (3.68 x 4.06)



With a lovely square bay window bringing in lots of natural light, attractive wood burning stove set into fireplace alcove and set on slate hearth.

DINING ROOM

10'1" x 14'03" (3.07 x 4.34)



With stained wooden floor, feature fireplace, picture rail. Window to the rear.

KITCHEN & SUN AREA

17'03" x 7'1" (5.26 x 2.16)



Well fitted with a range of base units in natural pine with contrasting worksurface over and including fridge/freezer, dishwasher, 1/5 bowl stainless steel sink unit, gas point for a free standing gas cooker. Plumbing for washing machine and space for a fridge/freezer. Space for table, door to rear.

FIRST FLOOR LANDING



Spacious landing with coloured glazing to the side windows. Access into the loft.

BEDROOM ONE

16'01" x 11'0" (4.90 x 3.35)



A larger than average double room with attractive large square bay window overlooking the front.

BEDROOM TWO

14'1" x 11'01" (4.29 x 3.38)



Larger than average double room with window overlooking the rear.

BEDROOM THREE

9'09" x 7'1" (2.97 x 2.16)



Spacious single room with shelving.

BATHROOM

7'08" x 8'07" (2.34 x 2.62)



Fitted with shower bath with shower over and curved screen, wash basin and w.c.. White ceramic tiles around sanitary fittings. Striking black and white vinyl floor covering, spot lighting, cupboard housing gas boiler.

DRIVE AND GARAGE



There is a drive which leads to a single garage.

FRONT GARDEN



There is an easy to maintain garden area to the front with raised beds.

REAR GARDEN



Attractive garden to the rear with lawn, borders, paths etc.

OUTLOOK



With a pleasing outlook over rooftops from the rear bedroom.

DIRECTIONS

From Main Street proceed up Station Street keeping right at the traffic lights Go straight ahead up to the cenotaph and at the traffic lights bear left along "The Level". As the road bears left up Mountain View go straight ahead into Fitz Road and No.8 can be found on the right hand side.

COUNCIL TAX

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

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.

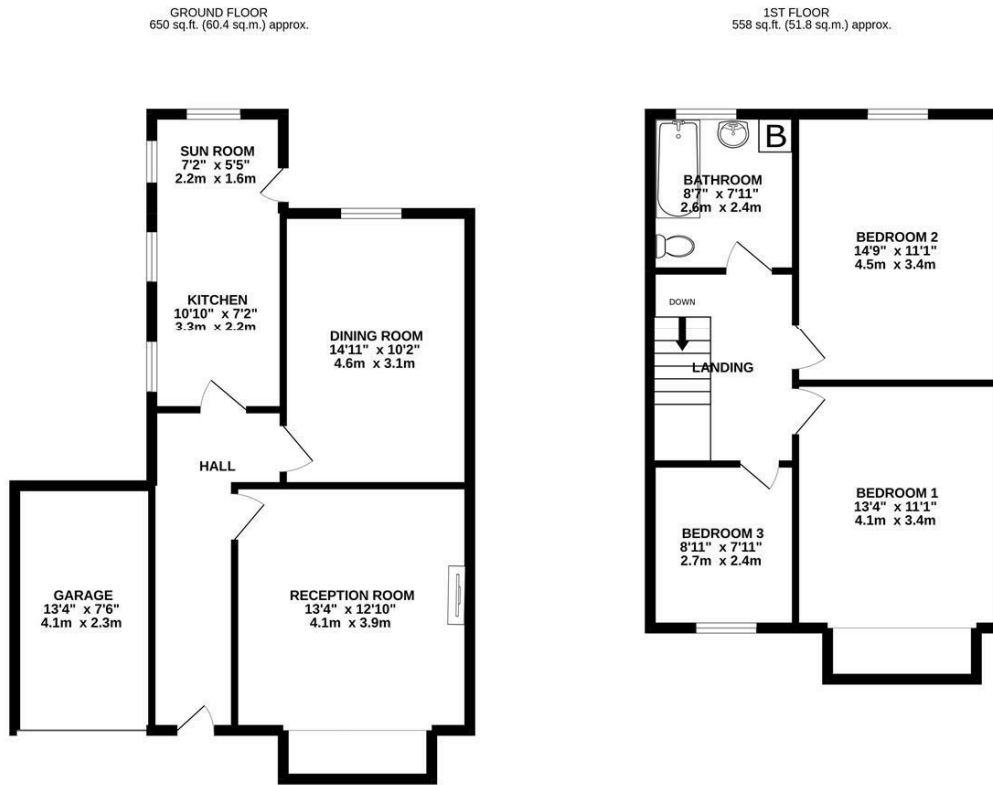
MORTGAGE ADVICE

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.

Floor Plan

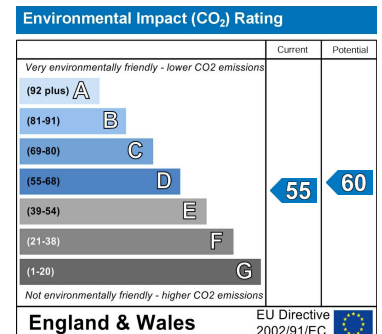
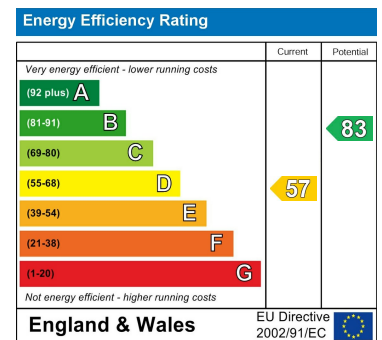


TOTAL FLOOR AREA : 1208 sq.ft. (112.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.