



2 Swinside Close, Cockermouth, CA13 9AB

Offers Over £290,000

This home truly has it all – a fantastic location, stylish family-friendly space, a conservatory, and even a superb home office or gym. Perfectly positioned within a popular area, this three-bedroom detached property offers generous accommodation both inside and out and is ready for its next owner to move straight in.

Beautifully fitted and well maintained, it features practical flooring, a recently installed kitchen, and clever storage solutions that have all been thoughtfully planned. The home office is a standout addition, providing a heated and well-lit space with bi-fold doors opening onto the decking area, making it ideal for working from home, relaxing, or entertaining guests.

Take a look at the floorplan to see how it works, or better still, get in touch to arrange your viewing.

THINGS YOU NEED TO KNOW

Gas central heating.

Double glazing.

ENTRANCE

The property is entered via a composite door with an oval frosted glass panel. Leads into:

HALLWAY

8'11" x 2'11" (2.71 x 0.88)

Telephone point; doors leading to cloakroom and both reception rooms.

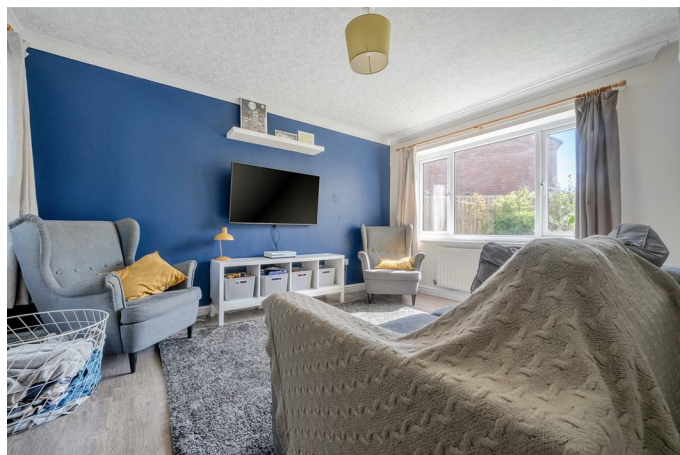
DOWNSTAIRS W.C.

5'4" x 3'1" (1.62 x 0.94)

With two-piece suite comprising low level WC and wash handbasin, with tiled splash-back. Window to the front.

LIVING ROOM

13'5" x 13'5" (4.11 x 4.09)



A dual aspect room with windows to front and rear. Television point. Wood effect laminate flooring and coving. Stairs to the first floor.

DINING ROOM

10'4" x 7'10" (3.17 x 2.40)



Opening into the kitchen and doors into the conservatory. Wood effect laminate flooring and coving.

CONSERVATORY

13'8" x 10'5" (4.19 x 3.20)



With windows to three sides and double doors to the garden.

KITCHEN

9'8" x 7'1" (2.97 x 2.16)



Recently fitted with a range of base and wall units in off white with laminate worktop over and striking blue tiled splashback. Includes stainless steel sink with mixer tap, electric oven, induction hob and extractor fan along with integrated dishwasher and washing machine. Window to the front and door to the rear porch.

UTILITY PORCH

9'6" x 3'5" (2.90 x 1.03)

Useful storage area with door to the rear providing easy access to the EV charger.

STAIRCASE/LANDING

Loft access point.

BEDROOM ONE

13'8" x 10'0" (4.17 x 3.06)



Dual aspect to front and rear. Double room with cupboard.

BEDROOM TWO

10'6" x 9'1" (3.22 x 2.79)



Double bedroom.

BEDROOM THREE

8'9" x 7'2" (2.68 x 2.20)



Spacious single room.

BATHROOM

8'8" x 5'5" (2.63 x 1.66)



Fitted with bath and shower over, wash basin and w.c. Tiled walls and floor, frosted window to the front.

OFFICE/GYM

12'8" x 8'4" (3.87 x 2.56)



The rear 2/3rds of the garage has been converted into an office and gym with bi-fold doors to the garden. Raised working area, spot lights, heater and cupboard.

STORE

8'4" x 5'9" (2.56 x 1.76)

The front of the garage can be used for storage and is accessed via double doors.

PARKING



There is parking for 2/3 on the drive at the front. EV charger. Please note that the detached garage has been converted to a home office/gym.

FRONT GARDEN



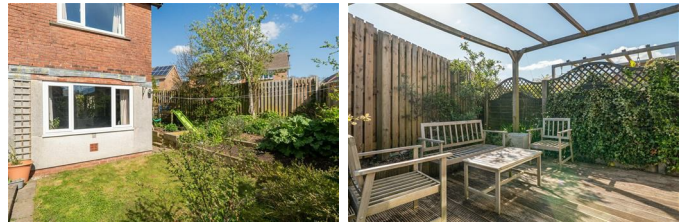
There is an informal garden to the front with mature trees and shrubs etc.

SIDE GARDEN



There is a play area to the side and raised borders ideal for growing vegetables.

REAR GARDEN



There is a small lawn and private area with decking.

DIRECTIONS

From the centre of Cockermouth head to Windmill Lane (either via Lorton Street/Victoria Road or Kirkgate). Follow Windmill Lane the the second to last left hand turn which takes you onto Slatefell Drive, then take the next right onto Gable Avenue. Travel up the hill then take the right hand turn. Follow this road along then turn right onto Ullswater Drive. Swinside Close is to the right and No.2 is the first house on the left.

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

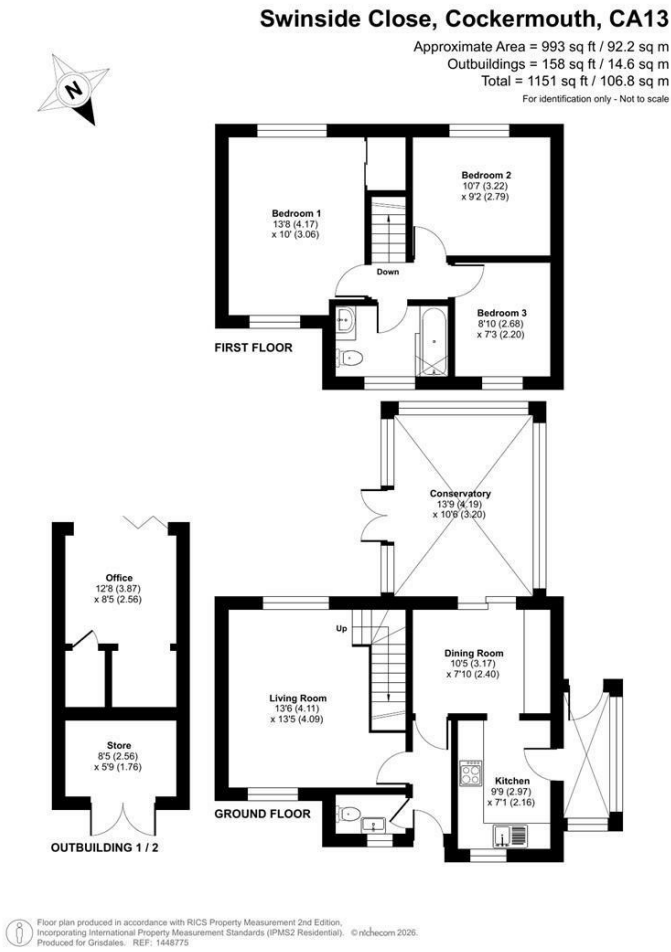
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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.

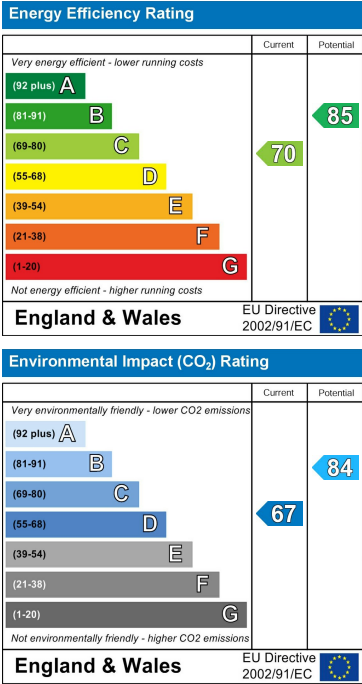
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.