



# GRISDALES

PROPERTY SERVICES



## 11 Walker Croft, Cockermouth, CA13 0AJ

**£285,000**

A super, beautifully maintained bungalow, ready to welcome someone who will feel right at home in this quiet and friendly neighbourhood. The property is presented in excellent order, featuring a modern, stylish gloss kitchen and an equally attractive shower room, making it ideal for anyone seeking an easy-to-maintain and uncomplicated lifestyle. The gardens are a real delight, attracting wildlife and birdsong while remaining pleasantly manageable, and the front offers a charming view over the surrounding rooftops towards The Hay in the distance whilst the back ground is a true sun-trap. A private driveway and garage complete the picture, adding convenience and practicality to this lovely home.

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

Helping you find your perfect new home...

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

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## OWNERS' COMMENTS



"Mum has loved this cosy bungalow especially the view to The Hay from the front bay window where she used to sit and chat. The garden is south facing and a lovely little 'suntrap' in the summer. It's also really quiet yet its an easy walk into town".

## THINGS YOU NEED TO KNOW

Double glazing  
Central heating

## ENTRANCE LOBBY

Accessed via a upvc door into the inner lobby. Coving. Coat hooks. Leading into:

## LOUNGE/DINER

16'0" (into bay) x 15'5" (max) (4.90 (into bay) x 4.70 (max))



A lovely well-presented room with electric fire on marble hearth with matching surround and mantelpiece over. Telephone point and bay window. Ample space for a dining table.

## INNER HALLWAY

Cupboard and cylinder tank and shelving over. A second cupboard with shelf and hanging rail.

## KITCHEN

10'2" x 8'2" (3.12 x 2.49)



Fitted with a good range of base and wall units in a caramel colour gloss with chrome handles and wood effect laminate worked up over with matching upstand and includes integrated Bosch electric oven with four-ring gas hob over and extractor fan, plumbing for washing machine, slimline dishwasher and stainless steel sink with mixer tap and tile splash back. Wall-mounted glass shelving and lighting above and integrated fridge-freezer. Wood-effect vinyl floor covering, UPVC door to the rear with window to the side, coving and spotlights.

## BEDROOM ONE

13'2" x 10'8" (4.03 x 3.26)



Spacious double bedroom to the rear with coving.

## BEDROOM TWO

10'5" x 8'11" (3.19 x 2.72)



Double bedroom with an aspect to the rear.

## BATHROOM



Fitted with corner shower with clear screen and chrome frame and wall mounted electric shower and attachments and fitted with waterproof panelling. Pedestal wash basin and low level WC. Fully tiled throughout with cream tiles and wood effect Vinyl floor covering. Extractor fan and coving.

## DRIVEWAY AND GARAGE

15'5" x 8'10" (4.70 x 2.70)



Tarmac drive for one car leads to a single garage with electrically operated up and over door with remote control. Garage with concrete floor, breeze block walls and fitted with a range of shelving and electricity.

## FRONT GARDEN



Laid to lawn with well-established shrub and floral borders and path to the front door and round the side.

## GARDEN



Paving and stone retaining wall and steps up to a small garden beyond with lawn and well-established shrub and floral borders.

## DIRECTIONS

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From Main Street proceed up Station Street, along The Level and onto Fitz Road. Turn into Walker Street, turn right at the bottom and the property is located within the top cul de sac.

## 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

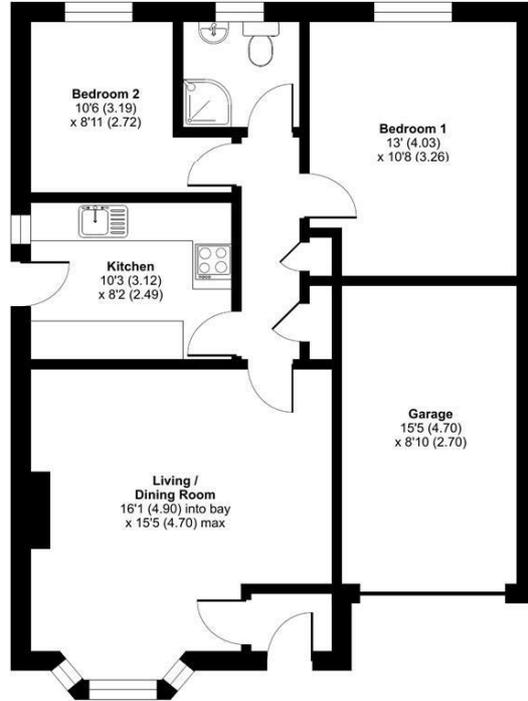
### Walker Croft, Cockermouth, CA1

Approximate Area = 643 sq ft / 59.7 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 782 sq ft / 72.6 sq m

For identification only - Not to scale



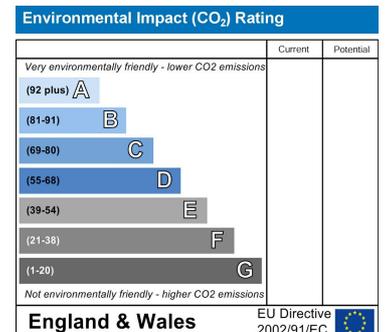
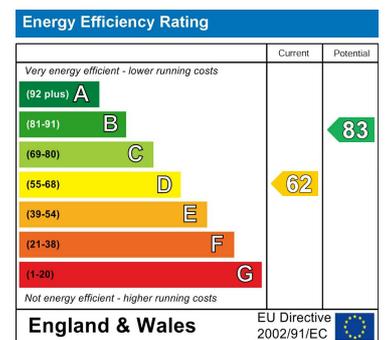
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rictocom 2025. Produced for Grisdales. REF: 1410305

## Area Map



## Energy Efficiency Graph



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