



## 61 Gable Avenue, Cockermouth, CA13 9BU

**£265,000**

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*  
WHAT A POSITION!

Centrally located within this sought-after development, this three-bedroom semi-detached home boasts superb open views over the green and rooftops to countryside beyond — a real standout feature.

Well maintained and ideal for a growing family, the property offers a modern cream gloss kitchen, spacious lounge, and double doors opening into a large south-west facing conservatory, perfectly placed to enjoy the view.

Upstairs are three bedrooms and a modern bathroom. Outside, there's off-road parking, a single garage, and a good-sized rear garden.

Set on the ever-popular Gable Avenue, with excellent access to Outstanding schools, local shops, parks, and amenities.

## THINGS YOU NEED TO KNOW

Gas central heating and double glazing

### ENTRANCE HALL

The property is accessed via a hardwood door with frosted glazing panels to the centre and leads into entrance hall with wood effect laminate floor, stairs to the 1st floor and understairs cupboard. Coving, telephone point. Oak doors lead to the lounge and kitchen.

### LOUNGE

15'3" x 16'2" (4.65 x 4.94)



A well-proportioned room with double doors to the conservatory, window to the rear, coving, laminate floor, television point and gas fire in gold surround with cream hearth and mantle piece over.

### CONSERVATORY

17'1" x 10'7" (5.22 x 3.25)



With windows to three sides and double doors to the side patio. Electric heater, laminate floor and centre light fitting with matching wall light. Lovely view over the green.

### KITCHEN

9'6" x 9'7" (2.92 x 2.94)



Fitted with a range of base and wall units in cream with black granite worktop over and matching splash back. Includes a range of drawers and cupboards along with stainless steel sink and mixer tap, Smeg extractor fan, electric oven and five ring Neff gas hob with stainless steel splashback. Plumbing for

washing machine and space for an additional appliance. Charcoal grey ladder style radiator, spotlights, wood effect flooring. Window to the front with UPVC door to the side.

### STAIRS AND LANDING

With access into the loft.

### BEDROOM 1

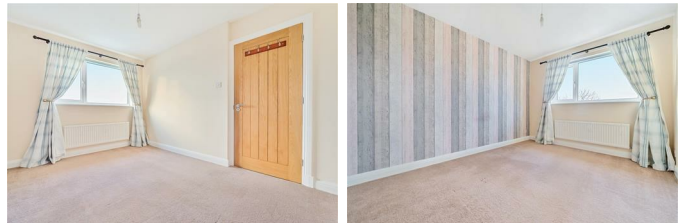
9'6" x 12'11" (2.90 x 3.96)



Double room to the front.

### BEDROOM 2

11'11" x 9'1" (3.64 x 2.78)



Double room to the rear.

### BEDROOM 3

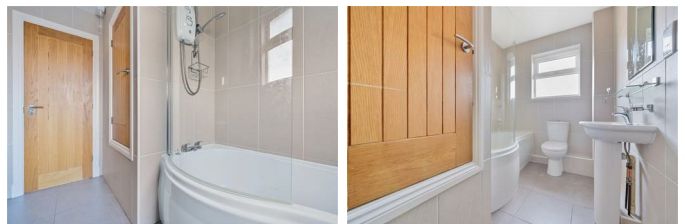
7'1" x 6'9" (2.18 x 2.07)



Single room to the front.

### BATHROOM

9'9" x 6'6" (2.98 x 1.99)



Fitted with P shaped bath and curved screen with wall



mounted Triton shower attachments over in white and chrome. Low level WC, pedestal wash basin with chrome mixer taps and fully fitted throughout with beige ceramic tiles. Bathroom fittings are a mixture of chrome and glass. Chrome ladder style radiator, extractor fan, grey tiled floor, airing cupboard with slatted shelving.

### SINGLE GARAGE & PARKING



Paved drive for two cars and access into a single garage.

### REAR AND SIDE GARDEN



With patio, gravelled area, path and lawn.

### FRONT GARDEN

Small lawn garden to the front.

### ASPECT

Views over rooftops towards Grassmoor and the Mosser fells in the distance.

### DIRECTIONS

The property is best approached by leaving the town centre of Cockermouth via Lorton Street. At the sweeping right hand bend into Lorton Road, turn left into Kirkgate and take an immediate right hand turn into Windmill Lane. Proceed along until reaching Slatefell Drive on the left hand side, turn here and Gable Avenue can be found on the right hand side. Our property is 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 B.

### 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 REGULA

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

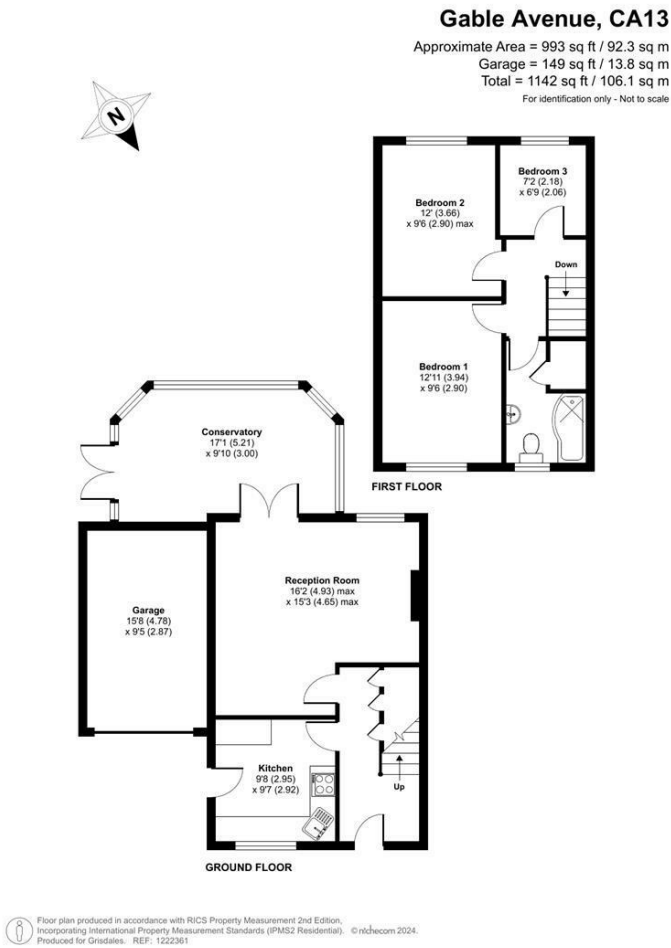
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice

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.

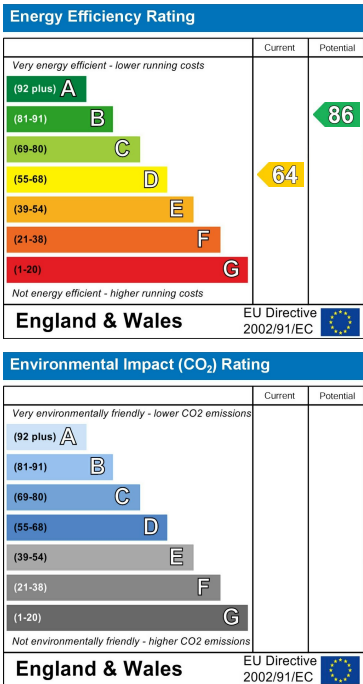
Floor Plan



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