



GRISDALES

PROPERTY SERVICES



6 Linstock Avenue, Cockermouth, CA13 9EG

£340,000

We're excited to introduce the latest addition to our sales portfolio — a beautifully extended and thoughtfully redesigned two-bedroom link-detached bungalow that perfectly blends style, comfort, and modern living.

Upgraded to an exceptional standard around 12 years ago, this home is ideal for anyone seeking a low-maintenance lifestyle without compromising on quality, style or space. The light-filled rear extension creates a stunning living area that feels both inviting and contemporary, while the generous principal bedroom benefits from its own en-suite. Bi-fold doors open onto a private rear garden with patio and landscaped borders, leading to a detached summer house. With driveway parking, a garage, easy-care gardens, and impressive views towards the Northern Lake District fells from the top of the drive, this property truly stands out.

Perfectly positioned for convenient access by road, on foot or by the C123 Town Bus, as well as to the Lake District, this is a home not to be missed — book your viewing today!

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

Gas central heating
Double glazing
Oak doors throughout with brushed chrome ironmongery

ENTRANCE

The property is accessed via a double glazed natural timber door with clear glazing to the side which leads into:

INNER HALLWAY

With inset foot mat and tile effect flooring. Vertical white radiator, coat hooks, spotlights. Access into the well insulated loft via a loft ladder.

OPEN PLAN LOUNGE, KITCHEN AND DINING ROOM

21'1" x 17'7" (6.43 x 5.36)

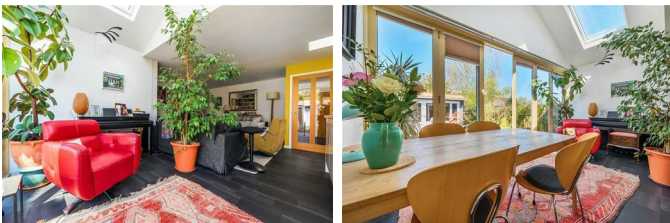


A part-glazed door leads into a fabulous open room with bi-fold doors at the dining end and two large Velux roof lights. Additional roof light above the kitchen, spot lighting, tile effect flooring and a good range of built-in white shelves, bookcase, etc. Vertical radiator.

LOUNGE AREA



DINING AREA



KITCHEN AREA



Fitted with a range of base and wall units in cream gloss with chrome handles and Beech wood worktop over. Includes centre island with white ceramic sink with mixer tap, slimline dishwasher, 4-ring gas hob with glass splash back and extractor fan, eye-level Bosch oven and an integrated fridge-freezer. Range of shelving, spotlights.

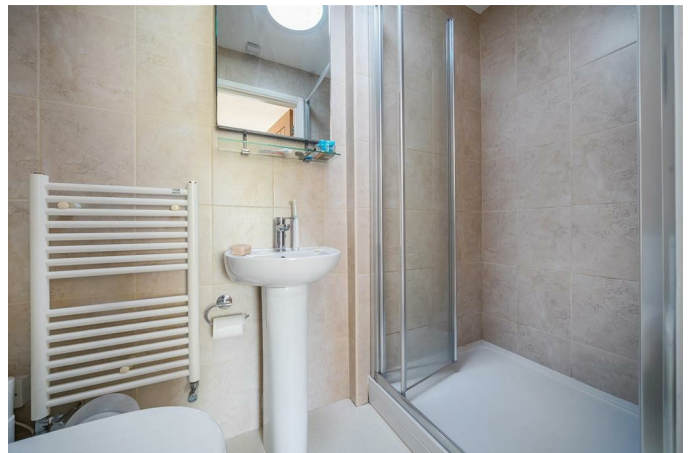
BEDROOM 1

16'2" (max) x 12'4" (max) (4.94 (max) x 3.77 (max))



Spacious double bedroom to the front with walk-in cupboard with shelving.

EN-SUITE



With shower base with clear screen and chrome shower. Pedestal wash basin with chrome mixer tap. Comfort height

wc. Fully tiled throughout with beige tiles. Wall-mounted heated mirror and white ladder-style radiator. Natural light from sun pipe to ceiling.

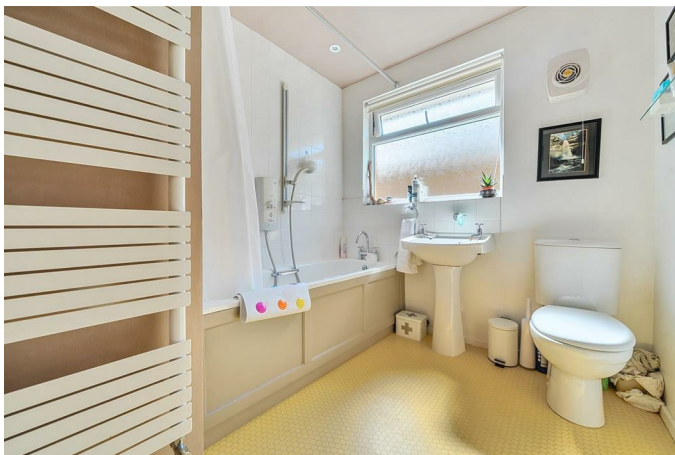
BEDROOM 2

11'9" x 8'6" (3.60 x 2.60)



Double bedroom to the front and storage cupboard.

FAMILY BATHROOM



Fitted with bath with chrome mixer tap and wall mounted electric shower with attachments, pedestal wash basin and low-level wc. Part tiled in white tiles, frosted window to the rear, spotlighting, white ladder style radiator and extractor fan.

PARKING AND SINGLE GARAGE

17'10" x 8'2" (5.45 x 2.50)



Recently tarmacked drive to the side of the property gives parking for 3 cars and access to a single garage with up-and-over door at the front and a pedestrian door from the rear garden. Includes plumbing for a washing machine.

FRONT GARDEN



With lawn, floral borders and water butt.

REAR GARDEN



With easy to maintain patio and gravelled areas along with shrub and floral borders etc. Greenhouse and detached summer house with double doors and window. Outside tap, water butt and compost bins.

DIRECTIONS

From Main Street travel up Station Street to the traffic lights and turn left onto Lorton Road. Follow the road and take the right hand turn onto Vicarage Lane. Continue onto Simonscales Lane and turn right onto Riverdale Drive. Take the first left onto Linstock Avenue and the property can be found on the right.

W3W - ///opposite.every.including

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band C

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.

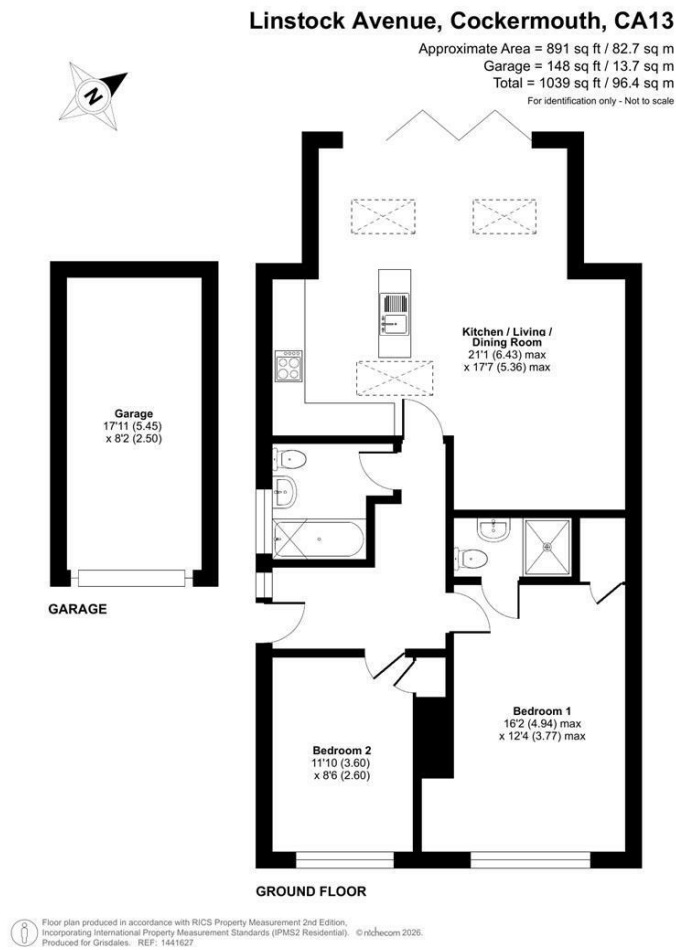
MORTGAGE ADVICE

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.

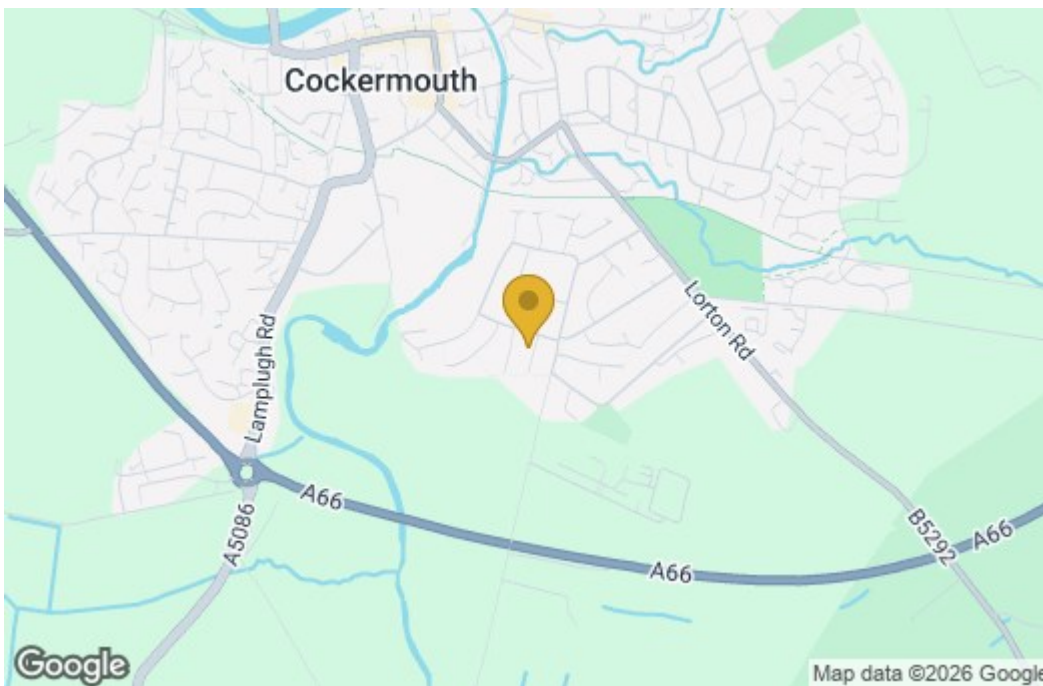
Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

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.

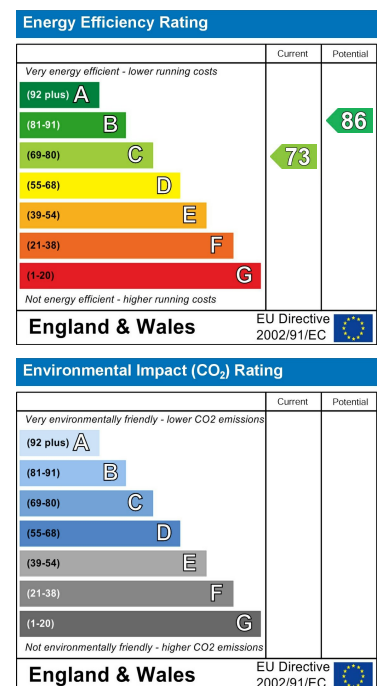
Floor Plan



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.