



# GRISDALES

PROPERTY SERVICES



## 15 Woodville Park, Cockermouth, CA13 0GW

**£110,500**

WELCOME TO YOUR NEW HAPPY PLACE!!

Not only is it super stylish and full of light, but it's also wonderfully affordable thanks to the Affordability Scheme! (this means you pay 65% of its full market value and it is subject to Local Occupancy Conditions)

Positioned right in the heart of this modern development, this first-floor gem is the perfect spot to hang your coat and call home. You'll love how quickly you can stroll into the town centre — bursting with quirky independent shops, buzzing cafés, lively bars, and delicious restaurants. Plus, with the river and park just a stone's throw away, you'll have the best of both worlds — town energy and peaceful green space! Add in secure parking and a beautifully maintained setting, and you've got a place that's got it all. So go on... what are you waiting for? Your new home adventure starts here!

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

Helping you find your perfect new home...

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

40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T : 01900 829 977 | E : cockermouth@grisdales.co.uk

## THINGS YOU NEED TO KNOW

Double glazing  
Central heating

This is an Affordable Home which means you pay 65% of its full market value and it is subject to Local Occupancy conditions. You will need to submit an application form (available from the Council) and have it approved by the Council's affordability team and comply with their requirements. Please see <https://www.allerdale.gov.uk/en/housing/find-home/affordable-housing> for details.

## ENTRANCE

The property is accessed into the communal area with stairs to the first floor.

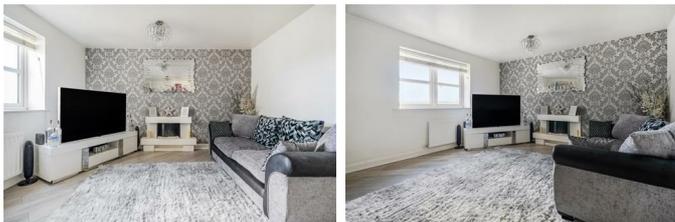
## ENTRANCE HALLWAY



A spacious entrance hall with wood effect flooring, useful walk-in cupboard, Enterview system and doors leading into all rooms.

## LOUNGE

16'2" x 12'6" (4.94 x 3.83)



Continuation of hall flooring. Television point. Modern electric fire in cream surround and large window overlooking Woodville Park and to the countryside in the distance.

## KITCHEN

10'11" (max) x 10'7" (max) (3.34 (max) x 3.23 (max))



Fitted with a range of base and wall units in white gloss with chunky chrome handles, black laminate worktops, black and silver tiling. Includes electric oven, four ring electric hob over, white glass splash back, stainless steel and glass extractor fan and 1.5 bowl stainless steel sink unit. Plumbing for washing machine. Space for fridge freezer. Wood effect flooring, spotlighting, double window to the rear. Wall mounted television bracket and point and cupboard housing gas central heating boiler.

space for fridge freezer?

## BEDROOM ONE

9'10".272'3" x 10'7" (3..83 x 3.25)



Double in size. Large window overlooking the rear and dark wood effect laminate flooring.

## BEDROOM TWO

10'7" x 7'10" (3.24 x 2.41)



Double in size to the rear fitted with a range of shelving.

## BATHROOM



Fitted with large shower enclosure with sliding door in a chrome frame, wall mounted chrome shower and attachments. Wash basin with chrome mixer tap and low level WC. Fitted throughout with black and white ceramic tiling. High gloss black floor, chrome ladder style radiator, spotlights and shaver point.

## PARKING



Allocated parking for one vehicle in the secure garage underneath the development.

## DIRECTIONS



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From the Main Street and at Wordsworth House turn up Sullart Street, turn right into Gallowbarrow and right into Woodville Park. Take the first left turn and the property is located at the end in the development.

## COUNCIL TAX

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

## 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.

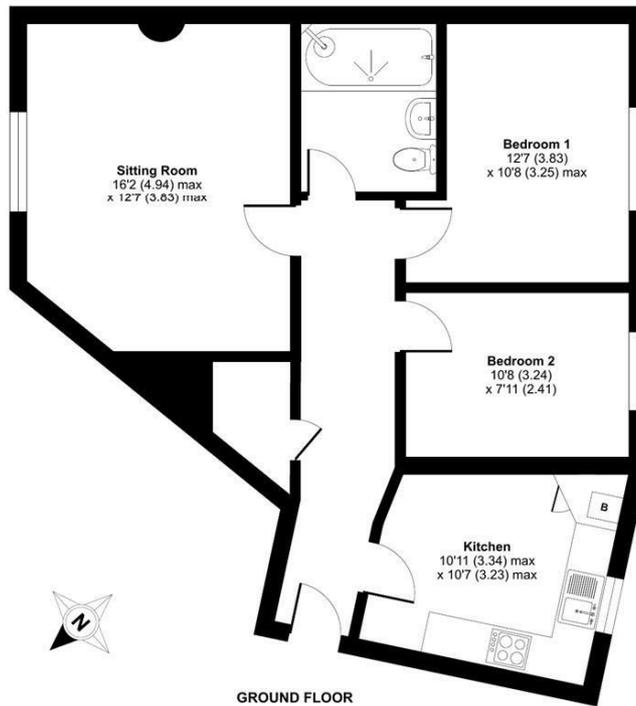
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## Floor Plan

### Woodville Park, Cockermouth, CA13

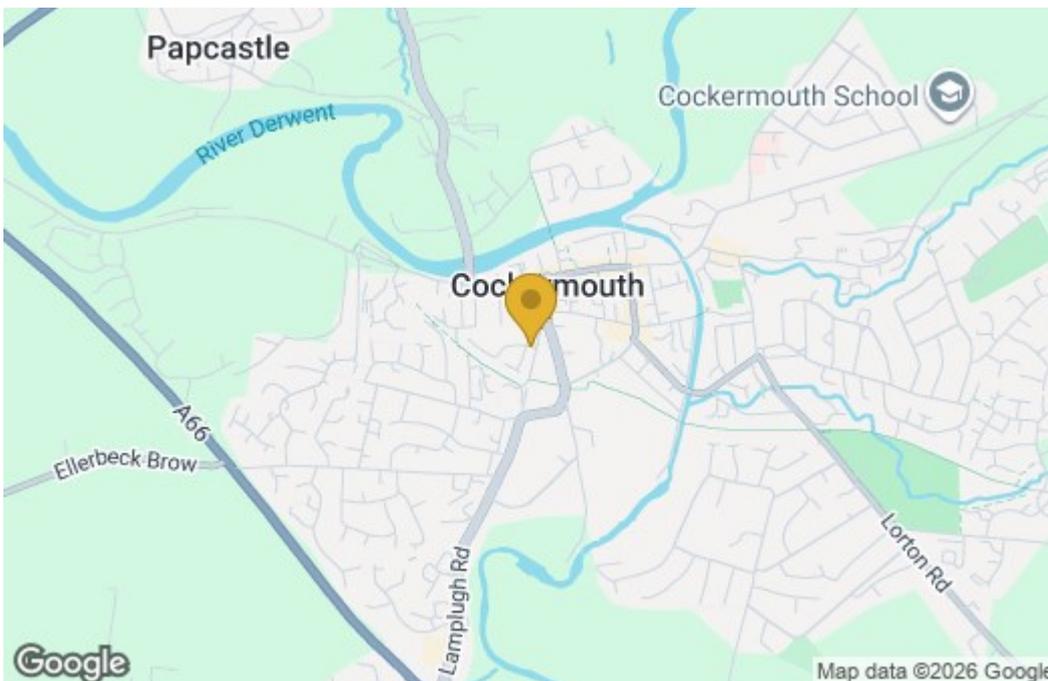
Approximate Area = 731 sq ft / 67.9 sq m

For identification only - Not to scale

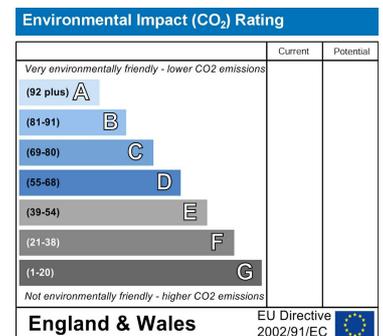
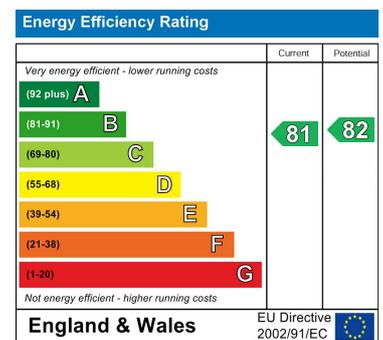


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rixcheom 2025. Produced for Grisdales. REF: 1370704

## 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.