



GRISDALES

PROPERTY SERVICES



4 Blencathra Court, Cockermouth, CA13 9BW

£279,950

WELCOME TO YOUR NEW HOME WHERE STYLE, COMFORT AND LIGHT COME TOGETHER PERFECTLY!

This stunning three bedroomed semi-detached house has been lovingly cared for over the years and now it's ready for you to make it your own - and what a canvas to be starting from! Sunlight floods the lounge and sunroom, creating a bright, airy space that's perfect for relaxing, working or entertaining. Every detail has been thoughtfully considered making the house move-in ready from day one.

Step outside and the garden is a true retreat—perfect for al fresco dining, morning coffee, or simply soaking up the outdoors and the generous drive and garage just complete the picture.

Set on a slightly elevated plot in a modern, popular neighbourhood, you're just minutes from top schools, local shops, scenic walks and the bustling town centre.

COME ON.... WE KNOW YOU WANT TO....

Helping you find your perfect new home...

www.grisdales.co.uk

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OWNERS' COMMENTS

"This has been a very happy home for our family. The street is quiet and the neighbours are lovely".

THINGS YOU NEED TO KNOW

Double glazing
Gas Central heating

ENTRANCE HALL

Accessed via a composite door with frosted glazing panels and a window to the side and that leads into a welcoming entrance hall with wood effect laminate floor, stairs to the first floor and telephone point and useful understairs cupboard. Part glazed door leading into:

LOUNGE

16'6" x 13'6" (5.05 x 4.14)



With modern wood burning stove set within a corner fireplace with slate hearth and natural wood mantelpiece over. Space for dining table. Window and large opening into the sun room.

SUNROOM

15'10" x 7'4" (4.85 x 2.24)



A lovely room with good natural light. Wood effect laminate flooring, windows to the rear and double patio doors leading to the rear garden, spotlighting and window into the lounge.

KITCHEN

10'4" x 10'2" (3.15 x 3.10)



Fitted with a range of base and wall units in white, with charcoal grey laminate worktop over, matching splashback

with tiled splashback by the window. Includes integrated Samsung electric oven with four ring gas hob over, glass splashback and extractor fan, 1.5 bowl composite sink unit with chrome mixer tap, integrated dishwasher, space for fridge/freezer, plumbing for washing machine. Spotlighting and tile effect flooring.

FIRST FLOOR LANDING

Access into the loft. Cupboard housing boiler and further useful storage cupboard.

BEDROOM ONE

13'10" x 10'5" (4.22 x 3.18)



A spacious double bedroom to the rear.

BEDROOM TWO

10'5" x 7'6" (3.20 x 2.29)



Small double bedroom to the front.

BEDROOM THREE

7'4" x 7'4" (2.26 x 2.24)



Single room to the rear.

BATHROOM



A stylish bathroom fitted with bath and chrome mixer tap over, wash basin with chrome mixer tap with curved white fronted cupboard below. Corner WC and shower enclosure with curved screen in chrome frame and wall mounted chrome shower and attachments. Fitted around sanitary fittings with grey ceramic tiles with mosaic pattern, 2 frosted windows to the rear and tiled floor.

PARKING AND GARAGE

17'5" x 9'3" (5.33 x 2.82)



Parking on the drive for three cars and access to a single garage.

FRONT GARDEN

Laid to lawn.

BACK GARDEN



Step down onto a paved area with lawn beyond and raised decking with well-established shrub and floral borders.

DIRECTIONS

W3W///appealed.flop.prefer

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

