



## 6 Croft Terrace South Street Cockermouth CA13 9NB

Rarely does a town centre home offer such an outstanding level of styling and high-quality living. This immaculate four-bedroom townhouse needs a new owner to enjoy the fabulous renovation completed by the vendors.

Croft Terrace is a run of traditional town houses on South Street, making this perfect for anyone who wishes to stroll into Cockermouth's town centre and embrace the lifestyle that this wonderful location has to offer. In addition to the nearby independent shops and eateries there are three nearby primary schools and a secondary school. All of this lies on the edge of the Lake District National Park.

Every detail has been taken care of with the house and the quality needs to be seen to be fully appreciated. The layout is across three floors with the ground floor offering the vestibule, hallway, linked dining room and lounge plus the breakfast kitchen and the rear cloakroom. On the first floor there is a contemporary bathroom and two double bedrooms, with two further double bedrooms on the second floor. In addition there is a beautiful rear yard, charming front garden and a useful outdoor store.

**£240,000**





## THINGS YOU NEED TO KNOW

The property is Leasehold. This is an historic lease with no charges.

The property is heated via gas central heating.

The majority of the electric points are raised to waist height.

The windows to dining room and kitchen are triple glazed. The remaining windows are double glazed.

## ENTRANCE

The property is entered via a traditional wooden door which leads into:

## ENTRANCE VESTIBULE

*0.94m x 0.85m (3'1" x 2'9")*

With a beautiful tiled flooring and an additional external flood-resistant door with glass panels leading into:

## HALLWAY

*3.49m X 0.92m (11'5" X 3'0")*

A continuation of the tiled flooring; radiator; deep set coving; opening to staircase; doorway leading into:

## DINING ROOM

*3.87m x 3.64m (12'8" x 11'11")*

A beautiful traditional reception room which features a rear aspect window; radiator; coving to ceiling. There is a feature fireplace with an attractive lintel above and an alcove space with storage below. Door leading to the kitchen and an opening through to the lounge. An engineered hardwood floor runs from the dining room into the lounge.

## LOUNGE

*4.28m x 3.50m (14'1" x 11'6")*

Wooden framed bay sash windows with front aspect, with high-quality fitted venetian blinds; radiator; multi-fuel stove with marble surround and granite hearth; coving to ceiling; ceiling rose; two radiators; switch to operate external feature light.

## DINING KITCHEN

*4.62m x 2.47m (15'2" x 8'1")*

Beautifully configured and finished kitchen which has natural light courtesy of two side aspect windows and an external flood door with inset frosted glass panel and a Velux skylight.

The room features a vertical contemporary radiator, space to one side of the room for a small dining table.

One side of the room houses the wall and base units with complementary hardwood work surface and a 1 ½ ceramic sink with mixer tap. There is also under counter space and plumbing for two appliances. To the other side there is a full height unit with NEF oven and hob with overhead extractor hood. The refrigerator and freezer are also inset. Please note that the integrated appliances in the kitchen are all under warranty until June 2020.

There is an additional walk-in pantry with shelving measuring 2.26m x 0.81m (7'5" x 2'8").

At the far end of the kitchen there is a sliding door providing access to:

## CLOAKROOM

*1.43m x 1.35m (4'8" x 4'5")*

Rear aspect window with frosted glass; heated towel rail; low level WC; wash hand basin with ½ tiled surround.

## STAIRCASE/LANDING (1ST FLOOR)

*3.78m X 1.64m (max) (12'5" X 5'5" (max))*

Radiator; doors leading to bathroom and two bedrooms. Staircase opening to 2nd floor.

## BATHROOM

*2.66m x 2.45m (8'9" x 8'0")*

This spacious bathroom has a contemporary finish with rear aspect window; radiator; four-piece suite comprising rainfall shower, bath, low level WC and wash hand basin. Full tiled surround to the room, including the floor.

## BEDROOM ONE

*4.21m x 3.50m (13'10" x 11'6")*

A grand bedroom with two front aspect wooden framed sash windows including high-quality shutters; radiator; feature fireplace; two built-in wardrobes with drawers below; coving to ceiling.

## BEDROOM TWO

*3.78m x 2.86m (12'5" x 9'5")*

Rear aspect window; radiator; feature fireplace; coving to ceiling. A nice sized double bedroom.

## 2ND FLOOR LANDING

*2.46m x 1.05m (8'1" x 3'5")*

Natural light courtesy of skylight; large built-in storage cupboard; doors leading to the bedrooms.

## BEDROOM THREE/RECEPTION TWO

*4.61m x 3.76m (15'1" x 12'4")*

This room is currently configured as a 2nd floor lounge. A beautiful room with front aspect window; front aspect low level skylight; radiator; feature fireplace.

A delightful room with two alcove spaces to one side.

## BEDROOM FOUR

*3.84m x 2.86m (max) (12'7" x 9'5" (max))*

Double bedroom with rear aspect window; radiator; feature fireplace; small loft access point.

## EXTERNAL

Small garden area to the front with path leading to the front door. Wall and railings surround and separate from the public footpath.

To the rear there is a nicely presented and maintained yard with attractive patio, narrow raised bed to one side. External door giving access to a storeroom. Wooden gate leads out to a passageway giving access to The Croft. Non-return valve flood protection.

Parking is available on-street.

## DIRECTIONS

Walking from Grisdales Cockermouth office cross the road and walk up Station Street to the first left hand turn. Take this turning and walk towards the river. The property can be found on the left hand side before you reach the bridge.

## COUNCIL TAX

We have been advised by Allerdale Borough Council (01900 702530) 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 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.

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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.

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## MORTGAGE ADVICE BUREAU

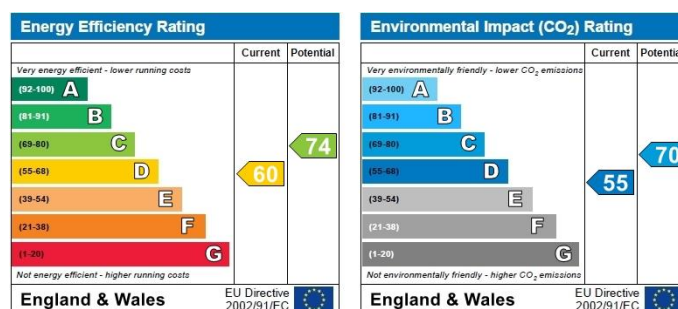
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Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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## ENERGY PERFORMANCE GRAPHS





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